

Parkplace HOA meeting May 4th 2026

Meeting commenced via Zoom at 6:02pm.

Attendance was all 3 board members and 6 homeowners.

Vote to ratify the previous month's meeting minutes was passed unanimously.

We went over the cage assignments in the storage basements. According to our lawyers we have the right as the board to assign storage units that will, in the future, also be included in our CCRs.

Storage cage units were assigned by random. The final assignments and the basement lock code will be distributed to the Association via email comms and USPS. The exception to this process was cage #15 which is larger and is being reserved for HOA storage of items such as salt, snowblower, etc. This cage was assigned to Quinn and he has personally designated it for HOA storage use. All those in attendance were able to see their assignments and the lock code.

It was reiterated that NO flammables of any kind are to be stored in the basement. Instructions on using the new electronic lock were given.

A reminder was given of the fire alarm inspection happening June 1st. All home owners must communicate to Nash or Quinn regarding whether you will be in attendance or who will have the key to your unit as every unit must have access.

It was announced that we will have a Fire Marshal visit June 3rd. This will be an external inspection.

There was a review and discussion of the new rules prohibiting cooking or flammables on porches and the prohibition of the feeding of animals outdoors. In regards to this there was a preliminary discussion on fines for violation of HOA rules. It was emphasized that we prefer communication about violations to fines, however there does need to be a fee structure if there are recalcitrant violations. Also our CCRs require that there be an unambiguous and fair fee schedule for violations of HOA rules.

A tentative fee structure was proposed of:

First offense - written warning

Second offense - \$30

Third offense - \$60

Fourth through seventh offense - \$150 per day

Above 7, legal escalation.

It was noted that an offender can request a hearing with the board regarding any violation.

There was a brief review of rules regarding renters. We want to change the rules to allow owner occupied room-mates as it does not violate our prohibition on renting more than 4 units in the HOA. No vote was taken but will be addressed in the next meeting.

In open forum a home owner requested an update on the status of future repairs. There was a long discussion reviewing the status of the insurance claim, the volume of repairs and the road map of settlement + bank loan to pay for everything. The financial implications to home owners was reviewed but specific numbers can not be given as there are too many variables at this time.

Meeting adjourned 7:07 pm.

Signed

A handwritten signature in black ink, appearing to read 'D. Owen', written in a cursive style.

David Owen
Secretary