Parkplace HOA meeting
November 2nd 2026

Meeting commenced via Zoom at 6:00pm.

Attendance was all 3 board members and 4 homeowners.

Vote to ratify the October meeting minutes was passed unanimously.

A brief discussion on the FHA application was given. The lawyers found no benefits to owners with mortgages. It would allow owners to pursue reverse mortgages and give a potential lower interest rate to new buyers. There is no cost liability to the HOA. If FHA required engineering evaluations the did require our cost, we would cancel application.

The board voted unanimously to proceed with FHA application with the preceding caveat.

A review of the reserve report was given. Fanny Mae/Freddie Mac requires a certain amount of reserves

There was a brief review of the recent tree issue involving tree overhang with our neighbors to the east. There was a complaint made with the city which was eventually found to be moot as it did not involve the city or public property. As this is legally the responsibility of our neighbor we are not required to do anything. However we do not want them to over prune our trees. Such destructive pruning would lead to damage liability on their part. It was decided that we will write them to ask if they did reach out to Nash and we were not informed. In which case we would offer to split the cost of the trimming. However if they just went straight to a city legal complaint without contacting us or Nash, we would write to them informing them of the appropriate tree law, leaving them solely responsible for reasonable pruning. Our course of action will depend on their response.

The treasurer gave an overview of the finances, showing all numbers and categories by screen. There were no critical issues with only some minor questions for Nash accounting.

Budget
A review of the budget was given. The money saved this year for the roof was placed in reserves. This resulted in a reserve amount that satisfies FHA and reserve report requirements. The next roof will be paid out of reserves as it is a legitimate reserve expense. This balances the budget with a decrease in dues of 2%.

We reviewed the 3 bids for roof and gutter cleaning and decided on Evergreen, adding their bid to the budget.

We reviewed 2 bids for a roof with one being significantly less than the other. We

decided to approach KSR for a match price to SRS before deciding on a vendor. We split the difference in order to apply a figure to the budget. When applied, these numbers did not change the proposed budget.

Vote was held to approve the proposed budget. Vote to adopt was passed.

Meeting adjourned 7:10 pm.

Signed



David Owen
Secretary