

**FLORA PARK COMMUNITY ASSOCIATION
EMERGENCY BOARD MEETING
WEDNESDAY, OCTOBER 4, 2023**

Call to Order:

Upon establishing quorum, the emergency meeting of the Board of Directors was called to order at 4 p.m.

Board Members Present:

Janette Hoekman, Mike Carpenter, Mike McGarry, Dianna Sepulveda and Mary Chen

Others Present:

Jon Miasnik from Maintenance and Dennis Burke, HOA Attorney

Prime Association Services:

Jerald Allen, CCAM

President Janette Hoekman outlined (3) topics to discuss today:

1. Estoppel Certificate
2. Past Expenses, what to bill the Commercial Owner
3. Efforts for 2024

Estoppel Certificate:

Dennis Burke's advice to the board is to sign that the Commercial Owner is in compliance. We have no legal basis for not signing. If we do not sign, then they will lose financing. He recommends that we issue the certificate.

A motion was made by Mike Carpenter and seconded by Mike McGarry to sign the Estoppel Certificate. Motion carried. Janette Hoekman will sign.

Past Expenses:

Dennis Burke said he had talked to Jay Niccum of Westmont. Need to schedule a talk with Jon Miasnik and Deanne Grasmeyer. Said it's cheaper to go with the Mutual Agreement, cheaper long-term with electricity being expensive. That we need give Westmont an estimate on a yearly basis, do budget for this year. The cost share agreement is horrible. We need to make the process simpler in case of a turnover.

Jon Miasnik said that the two documents the Mutual Benefit Agreement and the water quality management plan WQMP contradict each other. The Commercial Owner Westmont is responsible for 11.6% of the cost, while Flora Park the Residential Owner is responsible for 88.4% of the cost.

Efforts for 2024:

Dennis Burke said on Nov. 1, the estimate for 2024 is due. We need to prepare two budgets as to what Westmont would pay for 11.6% of the cost and what they would pay under WQMP.

Janette Hoekman asked if the bill from United for \$7,500 has been paid. Dennis Burke said he messed up, said to Westmont that they only need to pay 11.6% of the United's bill. Jerald Allen directed to go ahead and pay United.

Janette Hoekman asked about our liability insurance. Jerald Allen pointed out that insurance is discussed on 5.1.3 of the Grant of Easement and Mutual Benefit Agreement document.

Jon Miasnik said he has contacted Downstream re: pump preventive maintenance, but it is now their busy season. Our pumps seem to be working.

Jon Miasnik agreed to do a Zoom meeting with Jay Niccum of Westmont. He will do the financial, pulling out old invoices to figure out what Westmont owes us for 2023 and for 2024.

Adjournment: The meeting was adjourned by Director Janette Hoekman at 4:31 p.m.

Prepared by:



Date: 10/19/2023

Mary Chen
Board Secretary