

MERCER PARK CONDOMINIUM

JUNE BOARD MEETING MINUTES

6-28-12

Allan – Meeting called to order 6pm

Minutes of last meeting – Motion made, seconded and approved

Financial report:

	May	YTD	
Total Operating Income:	\$39,511.61	\$239,111.87	
Total Operating Expenses:	\$31,855.53	\$231,370.43	* Non-Utility Month
Net Operating income (loss)	\$7,656.08	\$7,741.44	

Insurance Reserves: \$21,168.58
Cash in Checking and Sweeps: \$56,096.20
Capital Reserve and CD: \$752,064.81

Total Delinquencies May, 2012: \$48,171.23

EMB receives statements. Directive sent to PC – waiting for feedback on whether it was enough. Need confirmation from PC that the directive worked. PC to write EMB a letter to attempt forwarding of statements from Foundations Bank.

Community Discussion

Manager Report

2 accounts in collection

- 5-103 – Letter from Attorney recommending us obtain personal judgment against owner and foreclosure decree against the property. Board Decision: *File for foreclosure and personal judgment per attorney's recommendation against owner of 5-103*
- 13-303 – Power Term in flight. Owner has 20 days to respond. After that, power term after 10 days. If no action, will escalate the payment schedule against this owner. Needs full payment for power to be restored.
- 9-201 – owner asked for call to hearing to dispute amounts. Not present at today's meeting and will leave amounts as is until presented evidence to the contrary. Will give owner one more opportunity until we engage legal advice
- 8-103 – Board Decision: *authorize PC to engage debt collection/lawyer*
- 9-102 – Waiting for end of redemption period. Will hire truck to empty the unit and put the unit up for sale. PC will check with Attorney
- 13-201 – Board Decision: *Write \$1,869 off as uncollectable dues*
- 15-101 – Waiting for redemption period. Renter has no plans to move out and will continue to pay the association rent. Dishwasher is not draining and the garage door will not lock. Board Decision: *Authorize PC to hire handyman/contractor to fix all reported issues and charge the amount to the unit*
- 8-302 – Had a break in. Owner needs to send PC details on the security gate that was installed. Board Decision: *have PC send another letter to owner to get information or take down the gate.*

Old Business

- 1) Pipeline Plumbing – Completed study. Call from tech reported clean pipes in all manholes. No build-up reported and we will submit the information to the city. Asked Steve (owner) if video/photo evidence. Photo evidence reported. Will request copies from the plumber as plumber will report the findings to the city. We have done our due diligence and problem identified by city cannot be attributed to us.
- 2) Davey Tree – pruning complete. Will come back and take care of fallen major branch.
- 3) Building Wash Down – Complete. All screens reported destroyed. One owner has gotten their screen replaced. Company will fix up to 10 screens at their expense. Board will consider doing this annually during 2013 budgeting in October. Contacted by owner of 9-103 reported water coming into unit as a result of power washing. Owner has replacement parts in the garage and PC will hire a contractor/handyman to remove and install
- 4) Fountain Repair Update – Complete.
- 5) Chimney Cleaning/Repair – Update. Couple of units needs reminders. PC to send out reminders to the stragglers and will notify them that we will split the bill 50/50.
- 6) Candidate for Open Board Position – No candidates have stepped forward to fill vacancy. Board is still searching for alternatives to fill vacancy on the board and will resume search. If you are interested in volunteering, please contact the Property Manager
- 7) Landscape improvements/Cleanup behind #2 and #14 – New landscaper to come out on Saturday to start cleanup. Board will need to prioritize issues. Will focus on cleanup first and then proceed with improvements. Start with presentable areas and then move to nice-to-haves. Board will need to increase budget for 2013 for landscape improvements.

New Business

- 1) #5-103 – See Property Manager's report above
- 2) New Collection policy – Board Decision: *Policy adopted as amended*. PC will email board an amended copy for final adoption. That will be distributed to the owners
- 3) Bids for touch up painting – bid accepted and work has started.
- 4) New blinds for clubhouse – Defer item to January 2013.

Meeting adjourned at 7:10pm