

**Mercer Park Condominium  
Meeting  
July 6, 2015**

**Mercer Park Board Members Present:**

|                |                 |
|----------------|-----------------|
| Randy Morales  | President       |
| Catherine Chan | Member at Large |
| Phillip Heil   | Member at Large |
| Curtis Johnson | Member at Large |

**Call to Order:** 6:30 pm

Community Discussion:

#15101/Ken –Sprinkler head in garage malfunctioned and caused water damage. The Fire department was called and was successful in disabling the system. The sprinkler head and system have been repaired and are in working order. The Fire department cut the garage open to gain access to the system, resulting in the need to replace the door. Owner is requesting Association assistance with the cost of the garage door replacement, due to the cause of the damage. Cost of replacement is estimated at \$500.00.

**Minutes of Last Meeting:** Minutes from the May 27, 2015 meeting were presented for approval. A motion was made, seconded and passed to approve minutes as written with one spelling correction.

**Financial Report(May 31<sup>st</sup>):**

|                             |                    |            |                  |
|-----------------------------|--------------------|------------|------------------|
| Total Operating Income      | \$42,749.00        | YTD        | \$240,853.00     |
| Total Operating Expenses    | \$17,642.93        | YTD        | 161,867.86       |
| <u>Transfer to Reserves</u> | <u>\$ 9,285.00</u> | <u>YTD</u> | <u>30,315.94</u> |
| Net Operating Income (loss) | \$15,821.07        | YTD        | \$ 48,669.20     |

|                           |              |
|---------------------------|--------------|
| Insurance Reserves        | \$ 6,530.95  |
| Cash in Checking & Sweeps | \$ 55,021.94 |
| Capital Reserve & CD      | \$845,750.19 |

Total Delinquencies 05/31/15 \$ 14,103.30

**Financial Report(June 30<sup>th</sup>):**

|                             |                     |            |                  |
|-----------------------------|---------------------|------------|------------------|
| Total Operating Income      | \$55,341.34         | YTD        | \$301,605.74     |
| Total Operating Expenses    | \$56,644.01         | YTD        | 273,573.53       |
| <u>Transfer to Reserves</u> | <u>\$ 18,570.00</u> | <u>YTD</u> | <u>48,885.94</u> |
| Net Operating Income (loss) | \$(1,302.67)        | YTD        | \$ 28,032.21     |

|                           |              |
|---------------------------|--------------|
| Insurance Reserves        | \$ 6,532.89  |
| Cash in Checking & Sweeps | \$ 53,419.78 |

Capital Reserve & CD                    \$880,150.63

Total Delinquencies 06/30/15    \$ 17,102.44

Comments by PC on delinquent status as of May 31, 2015/June 30, 2015

**Old Business:**

1. Edmonds Landscaping completed grass plantings. The board discussed options for areas where plants are dying for lack of water in places where irrigation doesn't reach.
2. Building 16 supply line leak update: insurance claims are pending. One owner submitted a payment plan for their share of the deductible costs. Other units have submitted insurance claims.
3. Plans for addressing pools in the driveways, parking areas, and fire lanes are pending.
4. Pricing, options and details regarding the use of composite materials on decks to in place of wood are pending.
5. Revisions to the most recent Reserve Study, as requested by the Board, were completed.
6. Unit 09-101 patio repairs are in progress. Depew Engineering completed an analysis of the damages and provided an engineering report to Ruff Construction; a revised scope of work is in progress. Permit applications have been submitted to the City of Bellevue.
7. Rodents monitoring at Building 16 is ongoing. A crawlspace inspection is pending due to the need for access; efforts to coordinate with all applicable homeowners are being made.
8. Parking Enforcement was discussed. Board volunteers will be making efforts to enforce parking guidelines.
9. Mid-entry level replacement – June 27 start date (8-10 days) Project has begun and is expected to be completed in the near future.
10. Red curb maintenance to be scheduled in July. Management scheduling meeting with a vendor regarding "soda" blasting the curbs to remove several layers of paint that are peeling and unsightly. Estimates for paint removal/painting will be provided to the Board for review.
11. Unit 11-101 vent installation was previously approved by the Board. Management will follow up with the homeowner regarding approval and an un-answered request for a signed hold-harmless.
12. The Board will vote on pending house rule revisions via email.
13. Options for monitoring pet feces are pending.

14. Underage use of Clubhouse appears to have abated. Board members and Management have regularly monitored the facilities.
15. State-wide drought emergency is ongoing. Water conservation tips were included in the Spring/Summer newsletter sent to all owners. The Board reviewed water consumption history for the property; water consumption is within reasonable levels and doesn't appear to result in excessive costs to homeowners.
16. Repainting the stairwells project has begun. Sections of dry rot have been marked for replacement. Materials required for the replacement are estimated at a total of \$1,600.00, in addition to the cost of painting. Motion made, seconded and passed to approve purchasing necessary materials. Painting to begin after wood replacement is completed.
17. Illegal garbage dumping is monitored for outside parties using the dumpsters.

**New Business:**

1. Management received notice that the sauna is in need of repairs. Watermill was contacted and diagnosed the problem. Repairs will be completed within the week.
2. The Board discussed Unit 15-101 sprinkler replacement. See community discussion. Motion made, seconded and passed to cover fifty percent of the cost not to exceed \$300.00, homeowner to submit receipts for cost of repairs.
3. Options for replacement parking tags are being reviewed. The Board is looking at options for more visible parking tags to assist in accurate parking lot monitoring.
4. Election of officers was voted on and decided as follows:

|                |                |
|----------------|----------------|
| President      | Randy Morales  |
| Vice President | Catherine Chan |
| Secretary      | Phillip Heil   |
| Treasurer      | Curtis Johnson |

**Adjournment:** 8:10 p.m

Respectively submitted by

Shiree Teixeira  
Administrative Assistant  
Property Concepts, Inc.