

**Mercer Park  
Board of Directors Meeting  
August 28, 2017**

**Mercer Park Board Members Present:**

Randy Morales	President
Art Lander	Vice President
Phillip Heil	Secretary
Curtis Johnson	Treasurer
Remington Gomez	Member at Large

**Call to Order:** 6:15 p.m.

**Minutes of Last Meeting:** Minutes from the July 24, 2017 meeting minutes will be approved via email. Once approved a copy of the Minutes will be posted in the clubhouse mailbox area for residents review.

**Community Discussion:**

**Financial Report:**

Total Operating Income	\$45,337.84	YTD	\$332,191.00
Total Operating Expenses	\$45,038.70	YTD	242,142.86
Transfer to Reserves	\$10,808.00	YTD	75,656.00
Net Operating Income (loss)	\$(13,508.86)	YTD	\$ 14,392.14

Insurance Reserves	\$ 6,580.74
Cash in Checking & Sweeps	\$ 30,465.35
Capital Reserve & CD	\$974,720.10

Total Delinquencies 08/31/16 \$ 11,800.80

**Property Manager Report on Active Homeowner Delinquencies:**

There is one account in collection with the Association attorney.

There is one account 60 days past due; the owner has been contacted to request payment.

All other delinquent accounts are 30 days or less past due, or consist of outstanding fines, legal fees or late fees.

**Old Business:**

1. Exterior lighting project is pending completion; the installers are following up on various issues that need addressed.
2. Motion made, seconded and passed to accept Mcleod bid for replacement of all Clubhouse doors.
3. The Board reviewed a revised bid from Steadfast Construction for deck component replacement. An additional bid for comparison is pending. The bids are based off a scope of work established by Depew Engineering.

According to the Association Declaration deck surface maintenance, upkeep and replacement is the financial responsibility of homeowners. The upcoming replacement of deck railings may require replacement of deck surfaces that are in otherwise good condition. Under the circumstances, the Board feels it is appropriate and necessary for the Association to assume the cost of deck surface replacements that become necessary due to the deck railing replacements.

4. Lakeview pro wash is scheduled for washing the buildings August 28 – 30th.
5. Red Curb sandblasting is scheduled for August 28th and 29th.
6. The Board accepted a bid from Affordable Asphalt for seal coating. The Board requested a four-day schedule. The project is pending scheduling.
7. Davey Tree Service: Tree removal/pruning re-scheduled for Sept. 11 – 15.

**New Business:**

1. Clean Crawls completed attic vent reconnection in unit 04-302 (the master bathroom fan was not connected to the roof vent).
2. The Plumbing Joint submitted a proposal for clearing ground floor cleanouts at a cost of \$386.00 per first floor unit scheduling to start in October.
3. 2017 Fire Sprinkler Confidence Testing is scheduled for Sept. 7—8th beginning at 8 a.m. each day. The water lines have to be flushed this year (completed every 5 years).
4. Phil Heil is moving off-site. He will serve out his term (ending at the time of the annual meeting) but intends to not run again.

**Adjournment: 7:12 p.m.**

Respectively submitted by

Shiree Franks  
Administrative Assistant  
Property Concepts, Inc.