

**Mercer Park
Board of Directors Meeting
July 24, 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: 6:20 p.m.

Minutes of Last Meeting: Minutes from the June 26, 2017 meeting were presented for approval. A motion was made, seconded and passed to approve the Minutes as written. A copy of the Minutes will be posted in the clubhouse mailbox area for residents review.

Community Discussion:

Unit 15-301 homeowner attended the meeting to discuss pest control issues. Homeowner also pointed out their hose and reel are missing.

Unit 4-302 inspector raised concerns about venting. Management requested a copy of the report to review.

Financial Report:

Total Operating Income	\$43,572.80	YTD	\$286,881.80
Total Operating Expenses	\$13,998.00	YTD	197,104.16
<u>Transfer to Reserves</u>	<u>\$10,808.00</u>	<u>YTD</u>	<u>64,848.00</u>
Net Operating Income (loss)	\$28,828.56	YTD	\$ 24929.64

Insurance Reserves	\$ 6,578.85
Cash in Checking & Sweeps	\$ 43,090.36
Capital Reserve & CD	\$963,615.38

Total Delinquencies 04/30/17 \$ 12,090.80

Property Manager Report on Active Homeowner Delinquencies:

[copy from previous]

Old Business:

1. Exterior lighting project is pending delivery of back-dated materials.
2. A revised bid from Lake Washington Window for Clubhouse Door replacement is pending for comparison against McLeod.
3. Deck railing replacement update: The City of Bellevue issued permitting for one building (each building will be permitted individually). Materials are being ordered.

4. Lakeview Pro Wash submitted a competitive bid for washing two sides of the buildings. The Board authorized management to obtain a revised bid for a more thorough washing up to \$6,000.00.
5. Management met with PermaDry regarding foundation repairs at Buildings 3 and 4. PermaDry submitted a proposal.
6. The master insurance policy was renewed with Farmers Insurance; owner notification letters were mailed 7/18/17.
7. The Board reviewed a proposal from Colbek and Company for sandblasting the red curbs in preparation for repainting. The Board agreed to accept the bid.
8. Affordable Asphalt proposal for seal coating was previously accepted and the project is being scheduled. The Board approved scheduling for the third week of August. The Board asked for the project to be scheduled for 4 days if possible; parking issues are a concern and extending the project allows for more parking to remain available each day.
9. Davey Tree Service is scheduled for tree removal/pruning August 14 thru 18.
10. STS Construction regarding envelope-inspection of the property in regards to the reserve study. Tatley-Grund meeting scheduled for later August.

New Business:

1. Edmonds Landscaping submitted a proposal for \$412.78 to plant a heartthrob dogwood between Buildings 3 and 4. The proposal was approved by the Board.
2. Property Manager Vacation scheduled for August 1st – 13th
3. August meeting schedule: Monday, August 28th.
4. Water in the fountain is low.
5. Water gathering along 118th raised concerns about irrigation runoff or potentially a leak.

Adjournment: 7:20 p.m.

Respectively submitted by

Shiree Franks
Administrative Assistant
Property Concepts, Inc.

**Mercer Park
Board of Directors Meeting
EXECUTIVE SESSION
July 24, 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: 7:20 p.m.

Pet fees versus service animals: attorney opinion. A homeowner is denying responsibility for pet registration fees due to their pet being a 'therapy animal'.

The Board discussed the effectiveness of the registration in abating pet concerns which include:

- Pet waste
- Leash rules
- Property Damage

While registration fees offset pet waste clean-up cost, they're not necessary effective in preventing pet waste.

A doggie-DNA program was discussed. Pets DNA must be registered and pet waste found on the grounds is sent to a lab for identification/matching. This program would allow the Board to enforce pet waste rules and fine units in violation.

No changes to the rules will be made right now; reasonable accommodations for services/therapy animals will be made on a case-by-case basis. Service/therapy animal in question will not incur a pet registration fee, but the animal must be registered and documented as a therapy animal.

Adjournment: 7:40 p.m.