

**Mercer Park  
Board of Directors Meeting  
April 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 March 6, 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:**

None

**Financial Report:**

***March 31, 2017 financial report***

Total Operating Income	\$ 51,583.00	YTD	\$150,718.00
Total Operating Expenses	\$ 55,170.39	YTD	\$123,218.85
Transfers to Reserves	\$ 2,412.19	YTD	\$ 11,057.73
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Net Operating Income/Loss	\$ (5,999.58)	YTD	\$ 16,441.42
Insurance Reserves	\$ 6,573.05		
Cash in Checking & Sweeps	\$ 29,343.77		
Capital Reserve & CD	\$919,754.29		
Total Delinquencies 03/31/17	\$ 12,276.30		

**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.

**Community Discussion:** Home owners have 10 minutes to speak:

Art Lander observed that vehicles parked on 118<sup>th</sup> are now being tagged and towed if left out there too long

**Old Business:**

1. Final irrigation work for the front planters is scheduled – all of the front entrances will be complete
2. 95-98% of the new parking passes have been handed out. Violators with old/expired passes will be tagged and fined instead of being towed. Curtis requested a digital copy of all of the passes and pass holders – Len to follow up.
3. All paperwork for the LED retrofit has been signed. Phil to follow up with scheduling. We need a short letter written up about the transition and policy for replacement bulbs (2700K CCT). The HOA should have some replacement bulbs on hand for resident-controlled fixtures. Phil to ask for an extra 6 ceiling mount and wall mount fixture for replacements.
4. Clubhouse door replacement – Still waiting on a Lake Washington Windows and Doors quote.
5. 9-101 Interior repairs. HOA will pay \$279 for the amount owed over \$10k. The mitigation was \$2400 and the repair work was \$1600.

**New Business:**

1. Steve DePew is evaluating building 3 for the deck project to come up with a scope of work.
2. Checking out the master closet in 1-101 to determine the source of a leak.
3. Pete will be replacing lights and installing additional downspouts.
4. Dryer vent cleaning is scheduled for May 2.
5. Rodent activity – around building 4 and inside building 5. Steadfast scheduled to come out.
6. We painted 1/3 of the curbs last year and we're going to blast the remaining curbs this summer. Also have 12 major potholes. Len is getting bids for pothole repair, resealing and striping.
7. Phil to schedule an additional meeting for parking enforcement.
8. Randy's position is expiring next year. Phil and Curtis expire the following year. Remy is voted in for 3 years.
9. The board positions are: President – Randy Morales, Vice President – Art Lander, Treasurer – Curtis Johnson, Secretary – Phil Heil, Member at Large – Remington Gomez. Positions were unanimously approved by the board.
10. Building 3-301 has a planter on the railing by the door – Len to send a warning letter.
11. Pressure washing is needed – Art and Len to do a walk around to see where it needs to be done. Len to get a bid option for deck cleaning.

**Adjournment: 7:45 p.m.**

Recorded by

Phil Heil, Secretary