

9/10/2018 Mercer Park HOA Meeting Notes

In attendance:

Len Gonzales (Property Concepts)
Art Lander (President)
Allan Zander (Vice President)
Curtis Johnson (Treasurer)
Karla Moreno (Member at large)
Andrea Burgess (Member at large)
Donna Roush (Homeowner)

NOTE: this is a makeup meeting for the cancelled August session.

Len called the meeting to order and read the financials.

Community discussion opened. Karla brought up the leak issue with her neighbor and Len advised it will be discussed during New Business.

Old Business:

1. Len reported that the asphalt work has been completed and he's received "nothing but compliments." There were no accidents and only one vehicle had to be towed to another area of the complex.
2. Landscaping Bids
 - a. Len took the previous recommendations and submitted to Malone's and Plantscapes for bids. Edmonds Landscaping replies have been "spotty" and recommend we try another company. Len has used the other two companies at other properties with good results and recommends both. Plantscapes came in the lowest with the most services offered. Potential savings of around \$10k per year.
 - b. Allen motioned and Art seconded accepting their bid. 4 ayes, 0 nays, 1 abstain (would like more time to review). The motion passed.
3. Deck Railings
 - a. Allen requested to see other aluminum designs. Curtis indicates we have from previous research, we just need to dig them up.
 - b. Allen presented an option for an alternate material called DuxxBak. We'll need to research the cost. Elastomeric has proven hard to clean. Vinyl has previously looked at and is easier to clean but costs more.
 - c. Allen proposed the board consider offering homeowners the option the pay for upgraded materials and share installation costs. We'll consider this as we move forward with researching options.
4. Homeowner Donna Roush has expressed interested in being the HOA's official notetaker. She'll begin with either our next meeting on 9/24 or in Oct. (Need to follow up).

5. The exercise room window keeps being left open, which is a huge security issue. Len has ordered bars that can be placed on the inside. They will arrive this week and be evaluated for fit.
6. Fast Signs bids have been received for the fronts of buildings and doors. Bid was \$2431 total and requires a 50% deposit. Installation is separate. Board has requested a sample before approving bid.
7. Curtis presented the reserve account status. We need options to increase reserves in order to fund critical repairs. Board looked at several options but this requires further discussion.
8. Repairs to unit #6-103 have been completed and homeowner is back in the unit.

New Business:

1. Repairs to the clubhouse walkway are needed and Steadfast provided a bid for \$2600. Board voted to postpone repairs in favor of other higher priority costs.
2. Discussed repairs to the stair landing of #5-302 and Steadfast's bid of \$5600. Board requested Len obtain more information and a bid for vinyl instead of elastomeric.
3. Stair stringer replacement for building #15. We received a bid from Steadfast for \$15,141.50, using drawings from last year. This cost doesn't include a city permit, which will be required. Two upgrade options provided and board approved the upgrade to cedar lumber. Board would like to investigate the cause of the rot and whether other repairs can help mitigate this same problem in the future. Overall bid approval awaiting more information.
4. Len presented a proposal from Lakeview Prowash for building washes. Karla motioned to accept this bid, Curtis seconded. All members approved the bid.
5. Len presented a proposal from Lower 48 for deck rail painting. Total was \$29,402. Board approved the proposal pending an estimate for a higher quality paint.
6. The annual fire sprinkler test for buildings 1, 3, 4, 5, 12, 15, 16 is scheduled to begin 9/13/18.
7. Art presented a proposal for a social committee, as several homeowners have expressed interest. Board agreed to allow them to move forward with ideas.
8. Len advised that the city of Bellevue utilities department will test 13 backflow devices over the next several weeks in order to meet a 9/30 deadline.
9. Unit #11-202 reported a leak coming from above. Len advised Maaco performed a moisture test, which revealed everything was currently dry. The drywall is intact and the leak is assumed fixed. Maaco submitted a bid for repairs of \$805. The board voted 5-0 that this is the homeowner's responsibility.

Executive Session:

1. Art Lander, board president, submitted his resignation effective 11/1/2018. The board thanks him for his service.
2. Allen expressed concern over the boards left behind building 3, as they are not secured and a piece of rebar is protruding, creating a potentially dangerous situation. Boards were left over from deck repairs as a temporary safety precaution for workers. Further discussion on how to deal with this are required.

Len adjourned the meeting at 8:06pm.

Notes submitted by Andrea Burgess