

Mercer Park Condominium Association Board of Directors Meeting

April 30, 2018

Attending;

Len Gonzales, Property Manager

Art Lander, President

R. Allan Zander, Vice President

Remington Gomez, Treasurer

Absent: Curtis Johnson, Secretary

Guests;

Unit Owner Kurt Kreager /#9-101 regarding sewer line issues in building #9

Isiah Park, from Steadfast Construction

Steve DePew, from DePew Inc.

Called to order: 6:16 PM

Minutes from Last Meeting: Not submitted for approval

Deck discussion:

Isiah Park and Steve DePew reported on the progress of the replacing decks on building 3. It is mostly complete. The contractors are completing the walk through/punch list. Every deck had evidence of dry rot. The original construction was sloppy and some of the flashing was missing and the door thresholds on some were set backwards. This created areas of water incursion. When owners choose to replace the back doors, it will need to be corrected at that time.

The Board asked for some sort of estimate on the rest of the project based on extrapolating from the first building costs. Also requested payment option suggestions. The scope has increased.

The original vinyl siding is old and brittle and is breaking. Discussion on repair and replacing what had to be removed in order to construct new decks. The plan had been to poach vinyl planking from the garage buildings, but that is also old and fragile. They will investigate replacing with Hardie Board. The request was to include that in the estimate.

Financial Report:

March 31, 2018 financial report

Total Operating Income	\$ 52,796.07	YTD	\$151,877.12
Total Operating Expenses	\$ 21,667.47	YTD	\$ 91,827.38
Transfers to Reserves	\$ 14,250.00	YTD	\$ 28,500.00
<hr/> Net Operating Income/Loss	<hr/> \$ 16,878.60	<hr/> YTD	<hr/> \$ 31,549.74

Insurance Reserves \$ 6,596.79

Cash in Checking & Sweeps \$ 18,338.99

Capital Reserve & CD	\$1,034,802.39
Total Delinquencies 03/31/18	\$ 13,165.80

Delinquent Account Status as of: March 31, 2018

Please refer to your Chronicle

Community Discussion: Door lock on the clubhouse front entry was repaired.

Old Business:

- 1) Lakeview Pro Wash: Back side/decks of Bldg. #1 completed. Curb appeal was the basis for doing it now. It will probably be necessary to have them wash each building after the decks are replaced.
- 2) Affordable Asphalt: Project being scheduled after July 4th for more ideal weather. The project will be completed in quarter sections so that parking inconveniences will be less. Notice will be sent out so that residents can make plans. Once the resurfacing is completed then the restriping will be planned.
- 3) Bldg. #1 Compressor Issues: Resolved. They were able to find the leaks in the "dry" fire suppression system and repair them.
- 4) Dryer Vent Cleaning Bid \$3,050 + tax: Schedule for June
- 5) Deck Railing Project: Bldg. Completion/Review with Steve & Isaiah Payment Options. See notes above.
- 6) Ground Floor Plumbing Project: Snake/jet drain lines (#9-101). Kurt's sink backed up while he was home. Investigation found deposits of ground up shells. (oysters) These solids do not float. They pile up in the pipes and create clogging. The owners of the 2 upper units will be charged with the snaking and clearing costs since it had been communicated to all units which substances can and cannot be put down our drains.
- 7) Unit #8-103 Repairs on back closet dampness. Owners found that mold had been growing in that closet and under the carpet. Repair on the structure is underway. The damaged carpet is the responsibility of the unit owner.

New Business:

1. Art reported that the chimney caps look bad (nearly black) even after cleaning. He suggested having the trim painted up there. Len will get estimates on that and also the trim on the top gables.
2. Art suggested signage changes in the planters to be more specific. He was concerned that prospective buyers would draw the wrong conclusions. The Board decided to make no changes at this time. A memo will be sent to owners to remind them that the planters are not pet toilets and that continued misuse (poisoning of the tree roots) will incur fines.
3. Unit #3-302 was fined for having an AC window unit still in the window. He finally removed the AC unit. Window AC units are approved only for usage from Memorial Day to Labor Day. Fines will be assessed if they are not removed by Labor Day.

4. Proposed that we hire Lakeview Pro Wash to clean off buildings 3 and 4 after deck replacements. Tabled until more cost information is received on the deck projects to determine if it is affordable.
5. Len received bids from Pro Wash and Interlake for gutter cleaning, next Fall. Pro Wash is slightly less costly and it is believed they can also provide moss cleaning too.
6. Use of Hardie Board to replace the siding areas around the French doors as the decks are completed.
7. List of Board approved products for unit owners to make appropriate upgrades. Art wants to add the garage doors to the list. Perhaps fiberglass instead of plywood. Len will get information.
8. Vehicle which parked near building 6 has damaged the siding. Should we add a curb next to the building so that drivers can't get close enough for the siding be damaged by someone's side mirror? Len will get estimates.
9. Interest rates are climbing. Can we get a better rate for our reserves CDs? Remy will investigate.
10. Should we add rows of Criblock to the existing retaining walls behind buildings 3 and 4 for a safer walkway? Art will gather more information.
11. Landscaping will need to be repaired after the deck replacements on each building. How do we want to solve the damage? Tabled for later.
12. Some of the patio slabs may need to get some reinforcing. Soil and grout and gravel?
13. Two residents have had to move vehicles off site which had expired license plates. Storing of vehicles on our property is forbidden. Parking enforcement committee is being reshuffled and refreshed. It does not need to be Board members who perform these functions. 2 residents have volunteered to help out. Violators can and will be towed. Only the manager or Board members can authorize a tow truck.

Executive Discussion:

The Board positions were established. They are as follows;

Art Lander, President
R. Allan Zander, Vice President
Remington Gomez, Treasurer
Curtis Johnson, Secretary

The pacing of the meetings was addressed. It was decided that Len should continue to try to keep the meetings on pace.

Art discussed the replacement windows and French doors that he and his wife plan to get. He is required to submit his plans in writing as do all unit owners in the same circumstance.

Adjourned at 8:14 PM

Next meeting: May 29, 2018 (the day after Memorial Day)