

## **Mercer Park HOA Meeting 1/29/19**

Len called the meeting to order at 6:34pm.

Previous 2 meeting notes handed out. Board needs more time to review before we can approve.

### **Attendees:**

Edna, Jillian, 11-301, Randy, all board members present.

### **Community Discussion:**

We have parking troubles and need enforcement. Jillian has volunteered to help. 11-201 has water leaking onto their walkway. Needs to be on a list to repair. Edna needs her gutter cleaned. Len will look at on Thursday. 11-301 reported low water pressure. Len said it's the homeowner's responsibility to look into and report back to the board on the cause. *Post-meeting addition from Len: The board could authorize a re-pipe of the entire building if the cause is found to be from the water supply lines.*

### **Old Biz:**

1. Need a new notetaker, as Donna has sold her unit.
2. New landscape contractor looks good so far.
3. New signs: Some returned because they didn't look good. Others look really nice.
4. #11 stair replacement done, final walkthrough on Thursday.
5. Pruning complete.
6. Gutter replacement on #11 complete.
7. Addition: Allan would like requirement of more than one board member signee for withdrawals. Banks require specific request of more than one signatory, otherwise defaults to one (what we have now). We have no one doing monthly bank reconciliations. Concerned about lack of security. Curtis says he's spoken with our banks and more than one signatory is not possible (Foundation, Columbia). Their systems cannot set this up. Potentially need to find new banks if we want to do this, but would need to find exactly how they would enforce this. Len says most of his properties' boards require two signatures (internally via the boards, not at banks). We need more information from banks about what's possible and how it could work, as we're hearing conflicting info.
  - a. Allan made a motion to require at least two Board member signatures (signatures handled internally, not at the bank), for all reserve account financial transactions (withdrawals and transfers). Seconded by Karla. Motion approved.

### **New Biz:**

1. Owner at 16-201 will take out hardwoods at own expense. Briefly discussed changing this rule, but it would require modifying our declarations, which requires a majority vote by homeowners. Due to general lack of participation by homeowners, this would be hard to do.
2. Handrail was broken by falling tree behind #4 and had to be replaced. Will be pressure washed and stained this spring when weather is more cooperative.
3. Gym equipment inspected and passed. We may want to look at a newer, safer, option.
4. #15-101 had a sewer back up. Owner was home and took quick action to prevent further damage. Beacon Plumbing responded and snaked drain. HOA pays for this. Cause looks to be debris.

5. Homeowner in building #3 inquired about getting Federal Housing Authority certification. Allows potential owners to get low down payment loans. Cost for certificate is \$500 and lasts two years. Allan motioned to approve, Karla seconded, all members voted aye.
6. VA loan approval was voted down due to their requirement that we change core rules.
7. Curtis will talk to Jillian about parking enforcement and share documentation. Motion to allow Jillian to do parking enforcement, Andrea 2<sup>nd</sup>. All ayes.
8. No volunteers for notetaker yet. Do we need to increase salary? Not sure salary is incentive enough.
9. We need to set a date for annual meeting, typically held the last week of March. Tentatively set for 3/27. All board positions up for renewal except Allan. Len pointed out that we need to stagger tenures to get back on track.
10. Building #12 was damaged by a vehicle. Management was notified and vehicle owner contacted their insurance. Property Concepts got the check from Geico. Steadfast happened to be on site and provided a bid and will fix.
11. Steps repaired on building #4.
12. Waiting on bid and new design options from Steadfast for our 8 recycling/garbage areas.
13. Additional: #4-202 is next on the repair list. Board concerned about keeping up with repairs. Allan requested Len provide a monthly inspection report. Board discussed a punch list of smaller repairs, such as broken shutters and plastic pipes, that we could prioritize. We do not want to be hit with surprise repairs moving forward. Decks and stringers need regular inspection and prioritization for repair. We want to keep up with fixing the smaller items as well. How to do this was not settled and needs further discussion.
14. Len adjourned the meeting at 8:26pm.