

# Mercer Park Condominium Association Board of Directors Meeting

## July 30, 2019

**Attending;**

Len Gonzales, Property Manager  
Andrea Burgess, President  
Afreen Rahman, Vice President  
Curtis Johnson, Secretary

**Absent;**

Robert Allan Zander, Treasurer

Called to order: 7:04 PM

June 2019 meeting minutes: Andrea moved to approve, Afreen seconded. Board approved.

**Financial Report:**

***June 30, 2019 financial report***

Total Operating Income	\$ 50,347.32	YTD	\$361,221.69
Total Operating Expenses	\$ 73,451.79	YTD	\$221,775.29
Transfers to Reserves	\$ 17,001.00	YTD	\$ 68,004.00
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Net Operating Income/Loss	\$ (40,105.47)	YTD	\$ 71,442.40

Insurance Reserves	\$ 6,625.05
Cash in Checking & Sweeps	\$ 14,099.95
Capital Reserve & CD	\$ 978,845.98
Total Delinquencies 04/30/19	\$ 14,129.75

**Delinquent Account Status as of: June 30, 2019**

Refer to Board Chronicle.

**Community Discussion:**

No other residents were present.

### **Old Business:**

1. Additional Board members needed: Someone emailed interest but has failed to show up at any of the meetings. Still looking for reliable volunteers to join the Board.
2. Building #3 Stairway Replacement: Completed. Building #12 is next.
3. Garbage Enclosure bid: Steadfast has submitted drawings and estimate for remodeling the garbage enclosures to make them look like the building style. The enclosure structures are deteriorating. Curtis pointed out that with several stairways needing urgent replacement, we don't have it in the budget. Afreen moved to just touch up paint them for this year and table any further remodeling discussion for next year. Curtis seconded. Board approved.
4. Exercise room security bars: Fabrication is complete. Installation will occur on August 6. Len will be present to let them in.
5. Building Washing: Lakeview Pro-wash completed the washing on the 19<sup>th</sup> and is completing the paint touch up. Andrea noted that some garage door keypads had stopped working after the washing.
6. Speed bump replacement: Building #12 has one needing replacement and we are awaiting schedule info. Residents will be notified when we get the dates. Traffic will need to be blocked.
7. Entry Fountain: The pump capacitor should be replaced and working, this week.

### **New Business:**

1. Stairway replacement: Both of the building #12 stairways will have to be replaced . Steadfast construction will do the work and let us know the schedule.
2. Clubhouse carpet cleaning: A distinctly cat urine fragrance was inside the clubhouse. Alpine cleaning will clean the carpets and is scheduled to do it on August 3<sup>rd</sup>.
3. Insurance Check received: We received the insurance company payment from the driver who damaged building #4. The \$1,448.55 was for the repair costs. We still don't know who damaged the garage building across from building #5. That caused significantly more damage.
4. Mulching bid: Plantscapes (our current landscape service) provided a bid for spreading mulch in our planting areas for \$10,769.01 The Board discussed walking around to see what areas were bid on. Len offered to see if we can another bid. The soil is depleted. There are erosion problems behind #3 and #4. That will need more than mulch. Len offered to email to the Board, the bid detail.
5. Annual Fire/Sprinkler testing: Scheduling for late August or early September. The inspectors must get access to all relevant garages.
6. Ping Pong Table: Afreen proposed we add a ping pong table to the second floor for recreation. She suggested that we only purchase a table and residents can bring their own ball and paddles. Afreen volunteered to research cost and availability. The Board discussed potential security issues and solutions as well as potential changes to the House Rules.
7. Curtis proposed getting kink-free hoses. Len agreed to research it.

### **Executive Discussion:**

1. No topic for discussion.

Adjourned at 7:56 PM

**Next meeting: 7:00 PM Tuesday, September 24, 2019**

Respectfully submitted by Susan Shoults, #5-202