

Mercer Park Condominium Association Board of Directors Meeting

September 24, 2019

Attending;

Len Gonzales, Property Manager
Andrea Burgess, President
Afreen Rahman, Vice President
Robert Allan Zander, Treasurer
Curtis Johnson, Secretary

Absent;

None

Called to order: 7:04 PM

July 2019 meeting minutes: Board approved.

Financial Report:

June 30, 2019 financial report

Total Operating Income	\$ 53,421.15	YTD	\$471,651.30
Total Operating Expenses	\$ 46,920.50	YTD	\$288,788.32
Transfers to Reserves	\$ 0	YTD	\$ 85,005.00
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Net Operating Income/Loss	\$ 6,500.65	YTD	\$ 97,857.98

Insurance Reserves	\$ 6,628.93
Cash in Checking & Sweeps	\$ 12,758.20
Capital Reserve & CD	\$ 996,366.26
Total Delinquencies 08/31/19	\$ 14,502.30

Delinquent Account Status as of: August 31, 2019

Refer to Board Chronicle.

Community Discussion:

Andrea mentioned that someone has video recordings of people letting their dog defecate in one of the front planters in front of Building 13. It was able to show what the dog looks like. The No Pets signs have been disappearing and moving from one planter area to others as requested. Some inconsiderate pet owners are not picking up their dog's feces which is causing health concerns. Allan mentioned that we might begin DNA testing of the pet feces and the dogs that reside here. Len said that he will post reminders to residents that the planter areas (where we have paid for and put plants) are not to be used for dog waste (either kind).

Susan Shoults mentioned that she witnessed a landscaping maintenance crewman spraying something near one of our cypress trees at the top of the entry drive. If they are using "Round Up" to spray in our planting areas, then it may be poisoning our plants. Glyphosate is not just carcinogenic, it kills all plants not just weeds. Len mentioned that all the landscaping crews he knows of use it. Len offered to direct them to not spray it in our planters (or near our plants). He warned that weeds may become more prolific.

Old Business:

1. The speed bump repair in front of building 12, that was scheduled to be completed on 10/2, appears to have been repaired.
2. The front entry fountain has been repaired. The new pump had to be acquired from a company in India. It's flowing better than ever. It will be flushed out and turned off for Winter, soon.
3. Mulch bids: Len acquired a better bid for spreading mulch throughout the landscape. A different company will do it for only \$2400 instead of the \$10,000 that had been bid by the first company. After some discussion as to timing and when to fill in the planters with Vinca Minor (our ground cover), Allan moved to hire the lower bid company for \$2400 plus tax and get it done this Fall. Curtis seconded. Board approved.

New Business:

1. Stairway replacement: Bldg. 12-302, weather permitting. The next bldg. to have the stairway replacement is #15, which is showing rot. They are being replaced in order of necessity. (The worst ones, first.) Allan suggested that we see if we can get it done before next year, because repair costs are only increasing.
2. Annual Fire Sprinkler testing: Scheduled for 9/23/19. Has been completed. It takes a lot of Len's time to follow up with all the owners to get a commitment on access to the garages. He has decided to inform the owners up front that those units which are not able to be accessed on the scheduled inspection day will incur the Fire Marshal fines of \$500 each day.
3. Davey Tree annual assessment: Scheduled for 10/1 at 10:00 AM for trimming and removal proposal.
4. Erosion issue behind Bldgs. #3 and #4: Landscapes proposal - \$5,252.51. The plan includes adding pea gravel and fill dirt and making it level across. It doesn't include adding the cribblock to make it higher as a wall, before they bring in the fill. That will need to be done by another vendor. Len will get a bid for raising the height of the cribblock wall. There was also some

discussion about how to change the direction of the rain flow and drainage solutions. Len will ask the Geotech expert to revisit the issue to see if anything more can be done.

5. Backflow assembly replacement: the proposal from Backflows NW recommends repair and replacing some of the fixtures. One is in very bad condition and needs to be replaced. Len recommends replacing one this year because it needs it, and repair some of the others. Plan for a budget line item to replace one each year because of their age and importance. Allan moved to follow those replace and repair plans as recommended. Andrea seconded. Board approved. Curtis asked what happens if we need to place more than one. Len said 4 of them are bad, right now. We can reassess, as needed. Once replaced, they should last 10 or 12 years.
6. Noise abatement from flooring replacement: SSA Acoustics is an engineering firm that can measure acoustics from the rooms below that will help us determine what will be our baseline and proposed acceptable noise from above. This is a possible solution for all the requests from owners to install hardwood flooring. The CC&Rs currently dictate that no 2nd and 3rd floor condos can install hard flooring because of the noise created in the lower unit. If we are able to create a standard to meet (by acoustic noise abatement techniques), then let the owners vote on an amendment to change the rule, they can choose for themselves. The new flooring installed will still need to be inspected.
7. Gutter cleaning will commence soon. Curtis noted there are already some gutters that need cleaning, now. Len said gutters get cleaned twice a year, but it's an ongoing issue. Residents who notice water overflowing gutters, should reach out to Len at Property Concepts to have those cleaned out. Afreen proposed that we investigate gutter cover options. Len will try some tests.

Executive Discussion:

1. No topic for discussion.

Adjourned at 8:35 PM

Next meeting: 7:00 PM Tuesday, October 29, 2019

Respectfully submitted by Susan Shoults, #5-202