

Mercer Park Condominium Association Board of Directors Meeting

October 29, 2019

Attending;

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

Absent;

Afreen Rahman, Vice President

Called to order: 7:21 PM

September 2019 meeting minutes: Andrea moved to approve. Allan seconded. Board approved.

Financial Report:

September 30, 2019 financial report

Total Operating Income	\$ 59,123.54	YTD	\$530,774.84
Total Operating Expenses	\$ 17,870.36	YTD	\$306,658.68
Transfers to Reserves	\$ 17,001.00	YTD	\$ 102,006.00
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Net Operating Income/Loss	\$ 24,252.08	YTD	\$ 122,110.16
Insurance Reserves	\$ 6,630.90		
Cash in Checking & Sweeps	\$ 12,383.83		
Capital Reserve & CD	\$ 1,030,576.38		
Total Delinquencies 09/30/19	\$ 12,431.55		

Delinquent Account Status as of September 30, 2019

Refer to Board Chronicle.

Community Discussion:

A resident attended and volunteered to help with the parking enforcement since he has noticed that there are some vehicles parked in our lot that don't have the required permits and his family is having a hard time finding parking space when they come home. The Board welcomed him and informed him of what the process is. Curtis offered to help him get set up. (There are 122 units and each unit has 2 permits assigned to it, but we do not even have 122 parking spaces, we certainly don't have 244 parking spaces.) All residents are encouraged to use the garage for at least one of their vehicles. Some additional discussion included that the city will fine and tow unauthorized vehicles from the handicap spaces. The Association will fine/tow cars that are parked in the regular spaces, without the permits.

Old Business:

1. The speed bump repair in front of building 12, , has been repaired. Payment is sent.
2. The front entry fountain has been repaired. The water has been shut off for the Winter. The pond in it has been cleaned out and covered to keep out leaves and debris.
3. Stairway repair at #12-302 is completed. Building 15 #302 will be next. The support beam is rotting out. Awaiting the cost proposal from the contractor.
4. Davey Tree pruning and 1 tree removal project is scheduled for December 9-12.
5. Pet Rules Reminder flyers have been posted.
6. Mulch spreading has been completed. Landscapers have been instructed not to spray weed killer around our plants and trees.
7. #15-201 Flooring replacement assessment: An acoustic consulting firm has submitted a proposal for noise testing. It will require access to a few pairs (upstairs/downstairs) units to test carpet sound attenuation (as a basis) vs. other flooring options. Clarification is requested as to 4 units total or 8 units (upstairs/downstairs pairs) and if the testing will require pulling up any carpet.

New Business:

1. Gutter cleaning will commence November 4-8. Notices have been posted for residents. It will include blowing the rooves and applying moss deterrent as well as cleaning out the gutters and downspouts.
2. Ice Melt and buckets have been purchased and stored in the shed until needed. A couple of snow shovels will also be purchased and stored. Plowing will not be done. Allan suggested we also get liquid de-icer for clearing the steeper portions of our driveway.
3. Freeze caps will be installed. The hoses will be disconnected from the outside faucets and the freeze caps attached to the faucets. During Winter months, if residents use the hoses and neglect to put it back as they found it (hose detached and freeze caps attached), then the property manager will remove the hose and store it, for the rest of the Winter.
4. Len received Criblock wall information that Art Lander had collected and will follow up with the contractor for a proposal for building up the wall in Spring. A Geotech consultant will also be contacted.
5. Electric vehicle charger installation requests: A previous MPC Board had consulted an electrician who had determined that in order for a resident to create a charger for their garage it would be cost prohibitive (to route to the unit's meter) and would not provide enough power. For future inquiries, unit owners will be advised to provide a proposal for Board approval and cover all costs themselves.

6. We now have a volunteer to help with parking enforcement, but we are hoping for more volunteers.
7. Property manager received a call on a Sunday from one of the units in building #14 about a leak that had to be fixed. Len asked if it was an emergency or if it could wait for the next day. Len also explained that any leaks within the unit are the responsibility of the Unit owner and not covered by the HOA. The unit owner insisted that we send a plumber because it was leaking from the ceiling. The plumber determined it was not wet and was just a bad tape job, showing through. But there were other leaks under sinks, and the owner of the unit is responsible for replacing leaking faucets in their units. The plumber's fee is charged to the owner of the unit because there was no emergency leak from the building structure.
8. 2020 Draft Budget: Len is scheduled to provide it to the Board by November 8. The Board will have a Budget meeting, soon after. We may need to raise the monthly fees for the next 2 or 3 years in order to cover the costs of replacing the rotted stairway stringers and beams. We will have replaced 8 as of the end of 2019. We had to delay the reconstruction of the decks because the stairways proved to be more critical. Decks are also being inspected, every week. Discussion included using other materials for replacing the decks and coatings. More intensive inspections will start in the Spring.
9. Change of Board Meeting dates. Thursday of the third week of the month was chosen.

Executive Discussion:

1. No topic for discussion.

Adjourned at 8:17 PM

Next meeting: 7:00 PM Thursday, November 21, 2019 for the Board to discuss the budget.

Respectfully submitted by Susan Shoults, #5-202