

Mercer Park Condominium Association Board of Directors Meeting  
January 30, 2020

**Attending;**

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

**Absent;**

All Board members are present

Called to order: 7:02 PM

October 2019 meeting minutes: Approved over email.

**Financial Report:**

***December 31, 2019 financial report***

Total Operating Income	\$ 55,595.89	YTD	\$691,368.86
Total Operating Expenses	\$ 66,372.76	YTD	\$449,619.58
Transfers to Reserves	\$ -	YTD	\$ 136,008.00
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Net Operating Income/(Loss)	\$ (10,776.87)	YTD	\$ 105,741.28
Insurance Reserves	\$ 6,636.69		
Cash in Checking & Sweeps	\$ 8,848.74		
Capital Reserve & CD	\$ 981,130.28		
Total Delinquencies 09/30/19	\$ 14,422.55		

## **Delinquent Account Status as of December 31, 2019**

Refer to Board Chronicle.

### **Treasurer's report:**

Allan presented a detailed financial report for December 2019, followed by a comprehensive review of all 2019 expenses. He stated, because of the lack of billing statements, from Property Concepts, he was unable to complete a reconciliation, but did identify over charge errors in excess of \$3000, for 2019. The property manager was directed to provide all billing statements monthly, and requested to resolve all identified expense errors in writing, to the Board, by the next Board meeting.

### **Community Discussion:**

None attended.

### **Old Business:**

1. Gutters were cleaned in November. They will be cleaned again in February. If residents/owners see problematic water backing up, they can alert the property manager to prevent damage.
2. Ice melt/De-icer services: Do we want to hire a service to spread it in our driveway when ice is expected? Len will get estimates.
3. Criblock wall: Len will get more information from contractors. Geo-tech services will also be part of the scope of the project.
4. Parking enforcement: Our new volunteer has written several tickets to unauthorized vehicles.
5. Bldg. #15 Stairwell replacement is due to begin on February 24<sup>th</sup>.
6. Deck inspections: Steadfast Construction reported that they have been completed.

### **New Business:**

1. Erosion behind Bldgs. #3 & #4: Otto Rosenau & Associates provided a proposal for Geo-tech services. \$9,000 for the proposed analysis on how to prevent continued erosion, in addition to adding fill behind the proposed new cribblock.
2. Additional Street parking proposal: Curtis reported that the lot has never been as consistently full (in his memory). He has had to park on the street and did some

investigating on what we could do to tidy up that area and lay some gravel. He got a bid that seemed exorbitant. Len will research what we can do.

3. Landscaping vendor: Susan had spoken to a local company (Perfect Touch) that said they never use Round up for weeding. The Board asked Len to get a bid for doing our landscape maintenance.
4. Deck Inspection report: 66 decks were inspected. Steadfast reported that many (24) of our decks have severe rot and are a safety hazard and need immediate repair and (20) for next year and (22) for a year or two later. Len will get 3 bids for work proposals.
5. #7-103 water intrusion issue: While the owner/resident was out of town, the drain outside the door overflowed into the unit because of the rain. It ruined his flooring and things on the floor. Board asked for excavating of the drain. Len will acquire bids.
6. Window replacement approval for Z. Jackson: The Board had asked for a photo of the proposed new windows. We have an approved supplier that knows what is approved and how to install them correctly: Lake Washington Windows. Board approved the request.
7. #14-107 Plumbing bill dispute: The plumber inspected and determined there wasn't a leak from the attic, as claimed by the townhouse owner. It was a stain. Therefore, not a necessary emergency trip. The owner will have to pay the invoice from July 2019. The Board proposed a payment plan.
8. Comcast: Len said that Comcast submitted a new contract but the Board asked for an amended contract.
9. Owners Annual Meeting: Scheduled for Thursday, March 26. Len will post this. All owners are encouraged to attend so that voting on issues can be conducted.

**Executive Discussion:**

1. No topic for discussion.

Adjourned at 8:15 PM

**Next meeting: 7:00 PM Thursday, February 27, 2020**

Respectfully submitted by Susan Shoults, #5-202