

Mercer Park Condominium Association Board of Directors Meeting
April 22, 2020

Attending (Zoom Meeting);

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

Absent;

Robert Allan Zander, Treasurer

Called to order: 7:02 PM

February 2020 meeting minutes: Approved

Financial Report:

March 31, 2020 financial report

Total Operating Income	\$	62,781.72	YTD	\$	191,695.80
Total Operating Expenses	\$	31,538.31	YTD	\$	92,555.38
Transfers to Reserves	\$	19,681.00	YTD	\$	59,043.00
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Net Operating Income/Loss	\$	11,562.41	YTD	\$	40,097.42
Insurance Reserves	\$	6,642.47			
Cash in Checking & Sweeps	\$	41,814.19			
Capital Reserve & CD	\$	1,040,809.45			
Total Delinquencies 03/31/20	\$	17,479.55			

Delinquent Account Status as of March 31, 2020: Refer to Board Chronicle.

Community Discussion:

None attended.

Old Business:

- 1) Annual Meeting Canceled. Election by Mail sent out. Ballot Deadline is April 28th.
- 2) A/C installation approved for #9-201.
- 3) Bldg. #16 Stairway Replacement Invoice; Approved reserve transfer signed.
- 4) Reserve Study Bids: Received three bids from Association Reserves (current), Reserve Consultants and Schwindt & Co. Len will inquire if Schwindt offers a Loyalty Plan also.
- 5) Audit & tax return Bids; Received bids from J. Vandal (current) and Newman CPA's. Waiting for bid from Huddleston CPA's.
- 6) Pest control Bids: Have received bids from Four Seasons (current), AAA Pest Control, Willard's Pest Control. Received two additional bids from Independent Pest Solutions and Edge pest control. Len will contact Edge for more information to make sure it's apples to apples services for the bid.
- 7) Gutter cleaning: Received bid from Lakeview ProWash. Board asked for additional bid and information regarding gutter screens. Curtis asked if we could get bids on gutter cover/screen solutions.
- 8) #14-101 Electric Vehicle: New tesla. Unit owner is currently plugging into the 110-volt outlet in garage wall (community circuit). Board asked that the owner be informed that he needs Board approval for installation of a charging station (220v). It would need to be connected to his own meter.
- 9) Landscaping Bid: Contacted Perfect Touch landscaping in early March. Len has tried several times to reach them for the actual bid, they have not responded.

New Business:

1. #6-102 Flood: Flooding due to hot water supply line from his water heater to main bathroom. Second repair bid from Astoria Construction submitted to Pemco and unit owner. Unit owner's decision regarding choice of contractor. Andrea made a motion to self-insure the HOA portion rather than claim it against the policy. Curtis seconded. The Board recommends using Astoria since their bid was less costly.
2. PlantScapes proposal for Spring repair and startup of our irrigation system, including tax is \$957. The Board requested more detailed itemization in the proposal.
3. Deck Bids: Met with both Steadfast Construction and Steve Depew (Consultant). Gave them information on the DUX BAK railing/deck system to research. Depew says it will not work as the deck height would be above current patio doors height and so doors

would need to be raised and that the joists run the wrong way. The walls surrounding the decks would need to be rebuilt to permit the joists to run across the building. Currently, they run away from the building. Cost prohibitive to modify not just the deck but the wall with the doors, in Steve's mind. Board asked for information on aluminum rails with a flat top rail. Len will check. Once the Board makes final decision on railing type and deck surface, final bidding can begin with Steadfast, Maintco, Charter and Astoria all submitting bids. Andrea requested we have top railings that stay true to the details and style of current trim.

4. Governor's proclamation: Governor Inslee says electronic meeting and voting are permissible through May 17th. Also, HOA's cannot charge late fees, interest or issue fines during this time frame. Board wants clarification of the issuing of fines from the attorney.

Executive Discussion:

#2-102 New owner rental issue: Board discussion.

Adjourned at 8:08 PM (Andrea moved, Curtis seconded. All in favor.)

Next meeting: 7:00 PM Thursday May 28, 2020

Respectfully submitted by Susan Shoults, #5-202