

Mercer Park Condominium Association Board of Directors Meeting

May 28, 2020

Attending (Zoom Meeting);

Len Gonzales, Property Manager
Andrea Burgess, President
Afreen Rahman, Vice President
Robert Allan Zander, Treasurer
Curtis Johnson, Secretary
Marielle Frager, Board Member At Large

Absent;

(All present)

Guests;

Ali – Unit #14-107

Called to order: 7:11 PM

April 2020 meeting minutes: Approved by email vote

Financial Report:***April 30, 2020 financial report***

Total Operating Income	\$	65,210.38	YTD	\$	256,906.18
Total Operating Expenses	\$	41,001.87	YTD	\$	133,557.25
Transfers to Reserves	\$	19,681.00	YTD	\$	78,724.00
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Net Operating Income/Loss	\$	4,527.51	YTD	\$	44,624.93

Insurance Reserves	\$	6,644.02
Cash in Checking & Sweeps	\$	46,050.07
Capital Reserve & CD		\$1,037,939.03
Total Delinquencies 04/30/20	\$	13,871.55

Delinquent Account Status as of April 30, 2020: Board is asked to refer to the Chronicle.

Treasurer's Report:

Allan reported that while reconciling the invoices to payments, he had questions. Len answered some and will get back to him regarding 2 issues.

Community Discussion:

Ali (owner in building 14) presented concerns on several issues. These issues included his concerns about how the association spends money, the high monthly maintenance dues, and an offer to be more involved in the association's fiscal management. He also continued to dispute the Sunday emergency plumbing call he had insisted on, that (as reported by the plumber and our property manager) was not an issue in which the association needed to be involved. Unit owners are responsible for costs incurred by them and problems which arise within the walls of their unit. He also requested to have a concrete patio pad built behind his unit, like his neighbor's. The Board let him know that he needs to bring photos of what he intends to build so that the Board can give the approval to proceed. The custom improvement will be at the owner's expense.

Old Business:

1. Election results: Marielle Frager has been added to the Board as an At Large Member.
2. Reserve study bids: Len received three bids from Association Reserves (current), Reserve Consultants and Schwindt & Co. which was the highest bid but whom we have never hired before. The Board believes the reserve studies we have received from our previous consultants was too boiler plate and not thorough enough to be confident with the results. They may decide to choose Schwindt & Co. but want our property manager to request a sample reserve study to review their work and complexity addressed.
3. Audit & tax return Bids; Received bids from J. Vandal (current) and Newman CPA's. Waiting for bid from Huddleston CPA's: No response. Contacted Ammerman CPA's in Bellevue for proposal.
4. 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 requested a revised Edge proposal and Sprague proposal. Board asked for additional bids for treatment for the outside areas only, without any inside treatments. Those, would be left to the owners that need it. (Some units get ants, some don't.)
5. Gutter cleaning: Received a bid from Lakeview ProWash. Board asked for additional bid and information regarding gutter screens. Met with Amigo Gutter on 5/27. Bid to follow.

Board asked to test a sample section of the material on our gutters. Perhaps on a garage building.

6. Landscaping Bid: Susan sent Len contact information for Greentown Landscaping. Greentown Landscaping was able to inspect the property this afternoon. Bid to follow. We are looking to change our vendor to one which does not use Roundup for weeding. Our current landscapers were sent a request to get some areas cleaned up that are seriously overgrown.
7. #6-102; Unit owner received check from PEMCO for \$19,500. Rebuild contract signed with Astoria Construction per Board's wishes.
8. Drying of #6-102 was delayed due to moisture and mold found in the crawl space of building #6. Total for this additional work (drying, treating with mildewcide) is \$3,621.21.
9. #6-103 kitchen drain backup: Plumber report states the clog was ten feet into the main line, with rice. Total charge was \$487.30. All three units in the stack were given a notice of the repairs and a list of items not to put down the drain. They were all advised additional repairs of this nature will result in costs being split among the three units. (Rice is a solid. Only liquids should go down the drains.)
10. Irrigation repairs approved by Board. Entry water fountain cleaned, set up and flowing for the summer season.

New Business:

1. Deck Bids: Latest information from Steve Depew and Steadfast Construction. Steve Depew found Evergreen Railing out of Edmonds. They install VistaPro Railings. Evergreen needs to come out to Mercer Park to conduct their deck inspection of bldg. #13 and submit a proposal to Steadfast for installation of the railings. Steadfast or whichever contractor the Board chooses will complete the rest of the project. Steadfast is attempting to get railing samples. Once Steadfast has the railing install numbers from Evergreen, they will be able to complete their proposal and submit it to the Board. After that, other bids will be requested.
2. #8-203 flood into #103. Both residents were home at the time and damage from a broken pipe under the kitchen sink, was minimal. Owner of #203 taking full financial responsibility.
3. Bldgs. #3 & #4 Ground study: Deposit and signed agreement sent to Otto Rosenau & Associates. ORA will arrange for locating (of underground utilities) as part of their contract. Property manager is researching to see if there are other indications of underground utilities.
4. Bldg. #4 Drain Issue: Plumbing Joint called out per unit owner report of flooding in front of her unit. They found a cracked drain line and installed a temporary fix. The

plumbers submitted a proposal to repair the entire drain, including the drain lines under the walkway. Total is \$2,049.00 + tax. Len met with Steadfast Construction to come up with a less expensive repair. Their bid for bldg. #4 as well as similar repairs to the drain at bldg. #13 is \$1,570.80 tax included. This bid also allows us to not have to rip out the walkway. Andrea moved that we have Steadfast make those repairs on both. Allan seconded. Board approved.

5. Damaged bollard bids: Although we use to have it posted to not back in between building 7 and the recycling/garbage enclosure, large pickups and trucks have been backing into the chains and attached bollards. These are installed there to keep cars from parking too close to (over) the walkway and to alert people that there is a drop off there. One of these trucks managed to snag it and rip the chain off the bollards. Len suggested we not only repair the bollards and the chain linking them, but perhaps install an additional wheel stop in front of existing wheel-stop to keep trucks from backing up too far and pulling on the chain. Len provided 3 bids. He recommended Astoria for the bollards repair. Allan moved that we have the handyman install the black rubber wheel stops. Andrea seconded. Board approved. Andrea moved that we have Astoria Construction make the repairs of the chain and bollards. Allan seconded. Board approved.
6. #10-302 window replacement request: Champion Windows is the MPC approved vendor and the homeowner submitted the proposal for approval by the Board. Allan reiterated that the new windows must match the same pattern (or like) design as the originals. Andrea moved to approve the window replacement. Allan seconded. Board approved.
7. Allan requested we have the property manager contact Bellevue Police Department, alerting them to the high rate of speeds being driven on 118th Avenue SE. Len agreed.

Executive Discussion:

None.

Adjourned at 8:43PM

Next meeting: 7:00 PM Thursday June 25, 2020

Respectfully submitted by Susan Shoults