

Mercer Park Condominium Association Board of Directors Meeting
June 25, 2020

Attending (Zoom Meeting);

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

Absent;

Marielle Frager, Board Member At Large

Guests;

Lisa Erickson– Unit #9-201

Called to order: 7:04 PM

May 2020 meeting minutes: Approved by email vote

Financial Report:

May 31, 2020 financial report

Total Operating Income	\$	58,717.94	YTD	\$	315,624.12
Total Operating Expenses	\$	21,395.32	YTD	\$	154,952.57
Transfers to Reserves	\$	19,681.00	YTD	\$	98,405.00
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Net Operating Income/Loss	\$	17,641.62	YTD	\$	62,266.55
Insurance Reserves	\$	6,645.38			
Cash in Checking & Sweeps	\$	55,355.29			
Capital Reserve & CD		\$1,057,788.86			
Total Delinquencies 05/31/20	\$	13,294.80			

Delinquent Account Status as of May 31, 2020: Please refer to your Chronicles.

Treasurer's Report:

Allan requested an Executive Board meeting to discuss the lack of reconcilable payments to invoices. Transaction info seems to be missing funds totaling about \$12,000. The Board agreed to examine the specific information, Andrea requested it be presented in a spreadsheet to the Board members before the Executive meeting.

Community Discussion:

Lisa asked for a digital copy of the Board meeting minutes and was told that we have those on our website: **Mercerpark.org** . She also asked about the sound tests (for hard flooring) that had been discussed last year. The Board had researched it and since we don't have it in the budget, it was tabled for the time being. This would require 3 sets of owners being willing to have their units used for the testing. If some of the owners wanted to split the cost between themselves, it would probably be a bigger priority. For now, the more pressing HOA issues were to replace the rotting stringers and decks.

Susan asked why the new wheel-stops that were installed do not appear to gain much safety space for the chains, near building 7. Len reported they were only placed 3" away so as not to have parked vehicles encroach too much into the parking lot flow.

Old Business:

1. Audit & tax return Bids; Ammerman CPAs in Bellevue don't do actual audits. Len said he reached out to another CPA firm called Stanford, Munko & Co., PLLC whom he knows handles audits and he will be speaking with them, next week for a bid.
2. Pest control bids: Four Seasons (current) revised their bid but it was still higher even without the fuel fee. Edge Pest Control will place 36 rodent traps, maintained on a bi-weekly schedule. Their monthly fee for the pest control is \$477 without any inside treatments. Interior treatments will cost \$15 and would be covered by the unit owners that need it. Board confirmed that they want to switch to Edge and sign the 2-year contract.
3. Gutter cleaning solution: Every year we spend thousands of dollars cleaning the gutters on all of the buildings (twice). The Board wants to see if there is a less costly solution. After Len met with Amigo Gutter and the Board reviewed the materials, the Board decided to test the efficacy by installing their gutter screen system on a building which has sufficient leaves and needle fall with which to test it. Allan pointed out that the actual gutter dimensions are much larger than what we have currently. Curtis moved to get an estimate and install the test on both sides of building 4, if the cost is less than \$2,000. Allan seconded. Board approved. Curtis also asked Len to get an estimate for blowing the

roofs, since that may be necessary instead of gutter cleaning, if we go with the new screen system.

4. Landscaping Bid: Green Town Landscaping bid \$1,680 monthly which will include Spring and Winter cleanups. Even with the weeding by hand, it's still a lot less expensive. Afreeen moved that we proceed with firing the current landscaping service and hire Green Town to maintain (and improve our landscaping) without using herbicides. Allan seconded. Board approved.
5. #6-102 water damage; Astoria Construction will complete the repairs in the next couple of weeks.
6. Damaged bollards and chain; The new wheel-stops have been installed and the bollards have been repaired, but the chain has not been reattached. (Which is a potential tripping hazard and liability issue.)
7. Ground study update on Buildings #3 and #4; soil borings that were conducted discovered loose soil in the top 4 to 5 feet. We will need to survey of the unit owners to learn if there are any settlement issues (evidence of cracking on the walls?). They still need to do a slope analysis. They will provide a final recommendation by the week of July 20th. They also requested building plans to help them in their analysis. The plans may indicate that the buildings were built on pilings (which would alleviate a lot of the concern about the foundation being undermined due to erosion).
8. Schwindt sample reserve study format.; The Board reviewed and commented. This was the company that did not offer discounts for a multi-year contract. Allan moved that we hire them to provide our next Reserve Study. Curtis seconded. Board approved.
9. Deck bids from Steadfast Construction. The bid was for repair/replacement of decks and railings for building #13 units; 203, 103, 202, 301, 201 totaling \$52,000 plus tax. Scope would include installation of aluminum guardrails, flashing tape and drip edge. These decks were determined to be the most at risk of failure. There was no price difference for covering with elastomeric (current surface) vs. vinyl decking. The Board was asked to review the Vista Pro materials (in the Office). Allan wanted confirmation that we will not be damaging the siding in the process.

New Business:

1. Parking issue at Building #16: some people have been parking along the rockery and sometimes it blocks a resident from getting out of their garage. Len suggested we could paint "NO PARKING" on the curb to help keep it clear. Andrea moved that, as long as it costs less than \$150, we go ahead and have it stenciled onto that curb. Allan seconded. Board approved.
2. Garbage & Recycling bins overflow: The bins next to Building #2 frequently are overflowing with items which simply could have been placed into a bin, elsewhere in the complex. Len posted a notice of future fines at the doors of each nearby unit so as

to warn them that this has cost the HOA money every time it has to be cleaned up and that cost will be passed along to the owners of the units responsible. So, knock it off.

3. Master Insurance Policy Renewal: The Farmers policy expires July 13, 2020. The premiums have increased 5% because of the huge claim last year with the sewage flood in Building #6. Allan moved to renew the policy. Curtis seconded. Board approved.
4. Garage damage in Bldg. #1-202; Owner reported that while parking in her garage, she hit the support post and is unsure if it caused serious damage. Len will have the same contractor who is repairing the bollards, stop by to inspect it while at our site. The unit owner will be responsible for repairs.
5. #12-302 Request for approval of therapy dog approval. The dog is 75lbs. and is certified as a therapy/support animal. The Board requested more information.
6. Exercise Room/Clubhouse use: There have been numerous reports of people having gatherings in the clubhouse, without the required reservations. The Board discussed the rules regarding use of the Mercer Park Clubhouse, which include NO ALCOHOL and \$100 Deposit must be received by the property manager when making reservations for holding private events. Allan volunteered to make a sign to post. The Board discussed closing the Clubhouse to all private events until the pandemic is over, since cleaning would have to include disinfecting all surfaces.

Executive Discussion:

None.

Adjourned at 8:43PM

Next meeting: 7:00 PM Thursday July 30, 2020

Respectfully submitted by Susan Shoults