

**Mercer Park Condominium Association Board of Directors Meeting**  
**September 24, 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;**

Steve Depew – Project Engineer  
Isaiah Park – Steadfast Construction  
Kurt Kreager – Unit #9-101  
Sean Sabin – Unit #1-302

The Board was presented with information from Steve and Isaiah regarding the decks that need replacement on building #13 and the improved flashing, diverters and other recommended improvements to impede water damage in the future. Allan and Curtis posed many questions. Estimates approximately \$10,144. Per deck for replacing.

Called to order: 7:50 PM

July 2020 meeting minutes: Approved by email vote

**Financial Report:**

***August 31, 2020 financial report***

Total Operating Income	\$ 52,276.69	YTD	\$ 490,995.84
Total Operating Expenses	\$ 44,034.79	YTD	\$ 290,471.92
Transfers to Reserves	\$ 19,681.00	YTD	\$ 157,448.00
Net Operating Income/Loss	\$ (11,439.10)	YTD	\$ 43,075.92
Insurance Reserves	\$ 6,649.58		

Cash in Checking & Sweeps	\$ 33,613.84
Capital Reserve & CD	\$1,117,364.38
Total Delinquencies 06/30/20	\$ 15,709.80

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

**Community Discussion:**

Kurt brought up the letter he had sent to the property manager regarding several issues which were/have not been resolved quickly. He wondered what the correct process is for asking for these items to be corrected. Some of these things are safety issues such as lights that are burned out and real estate signs which blocked the line of sight of drivers entering 118<sup>th</sup> Ave SE from our property. The Board asked him to continue to alert the property manager and help us by doing that when possible.

Sean asked if there was an email list for those who are interested in attending more of these Board Zooms. (Email Len to get the link.)

**Old Business:**

1. Bldg. #13 Deck Replacement bids: Steve and Isaiah attended to report to the Board.
2. Bldgs. #3 & #4 Ground study: Recommendation from Otto Rosenau geo-tech is to replace drain system behind #3, cover with gravel rock, plant ground cover to stabilize the hillside. They do not recommend additional wall construction. That might cause the entire wall to collapse.
3. #7-303 Stair Tread Repair/Replacement: Temporary repairs were completed. While that tread was being stabilized, the contractor discovered the stringer had rotted out. Board approved replacement due to public safety concerns.
4. #8-103/Savadogo Delinquency: Previous owner. Attorney recommends HOA write it off as a loss. Sees no benefit to HOA regarding tax benefits. Allan moved to write off the loss since it was several years old. Curtis seconded. Board approved.
5. Amigo Gutter Proposal: Allan suggested we table it indefinitely.
6. Bldg. #13 camera Installation: The Board requested the unit owner provide additional installation information. No response, yet.
7. Window Replacement Request from #12-301 & door replacement requests from #9-302 and #3-301 approved by Board.

**New Business:**

1. Continuing Pet Issues: Some dog owners are still letting their dogs use our front planting areas as their toilets instead of the approved pet toileting area. The Board asked Len to order more "No Pets" signs and send a letter to all owners reiterating that our planting areas must not be used for pet waste. Andrea suggested we post signs indicating the approved waste areas.

Also, it was pointed out the children playing at building #3 have been seen damaging the Japanese Maple tree in front. Fines may be assessed.

2. Annual Back Flow Device Testing: Scheduled for September
3. Annual Fire Alarm, Wet/Dry System Testing: Scheduled for September 25<sup>th</sup>. Len stated that it is usually problematic trying to get access to the necessary units. There is a short window of time to complete this or the noncompliant owners will be fined.
4. Reserve Study: The Board wanted a new consultant to provide better accuracy for projecting future costs. We have a draft Reserve study provided by Swindt and Co. These people seem to be better already. The Board has 60 days to review and respond with corrections. Feedback received from the Board which Len agreed to pass along.
5. #4-203 Window Replacement Request: Unit owner has requested approval to replace windows using a different provider than Lake Washington and Champion (which we know will install them following our rules and matching the style). The unit owners were able to submit information verifying the proper phalanges and details will be used. Allan moved to approve the windows. Andrea seconded. Board approved.
6. Brookstone Landscaping Bid for drain installation at building #3 per Geo-tech recommendation: \$6,807.17. Green Town Landscaping bid: \$4,250 plus tax. Waiting for bid from Brickell Property Maintenance. All bidders received the geo-tech recommendations for replacement of drainage system.
7. Slabjack Proposal for Bldg. #3 Patios: Bid for slabjacking services to add support to patios per Otto Rosenau recommendations. The patios are in danger of cracking and snapping. Appointment scheduled for October 3.
8. #13-102 Possible Mold Issue: Steadfast bid is not to exceed \$646.80 for investigation. Board president approved. Steadfast investigation found no water intrusion/mold issue.
9. #15-301: Dry rot reported at the deck door framing: Astoria Construction to inspect and send report.
10. #4-102 Deck rail Issue: Sent to Astoria construction for quote to repair. It's a safety issue.
11. Black Lives Matter flag at Bldg. #1: The HOA rules prohibit posting banners outside. Tabled.
12. Len asked the Board to authorize him to purchase replacement LED light bulbs for exterior lighting. We have only a few left. Allan moved that the property manager proceed with ordering 5 dozen more bulbs at the best price. Andrea seconded. Board approved.

13. Polybutylene plumbing: A type of plastic plumbing which was installed in millions of buildings all over the country as a substitute for copper fittings. They tend to be eaten away by chlorine over the years and weakened. Allan had one spontaneously break in his bathroom and was able to shut off the water quickly and have it replaced. Curtis mentioned that he had one break in his unit, also. He replaced it, himself. Owners are responsible for water damage that occurs within their unit and the damage that occurs to other units because of it. Unit owners are responsible for replacing weak fixtures. The Board requested Len send a warning letter from the HOA to all unit owners alerting them to this issue. Allan volunteered to compose the letter. Discussion will continue on HOA responsibility regarding plumbing deterioration within the actual walls.
14. Susan asked about the landscape irrigation system. She had emailed Len about it a few weeks ago. It appears that many of our plants are dying or distressed. Kurt had also communicated to the property manager his observation of the same problem. Len stated that the system was tested in March and was working, at that time. He did not say that he had checked it, lately.
15. Allan asked about the cleaning service for the clubhouse. There seems to be a lack of cleaning upstairs and the recycle bins are supposed to be swept out. Len said he would request that the service we use, complete their cleaning as we had assigned. Len reported that he had seen evidence that people are still using the clubhouse and leaving their garbage there. There are no gatherings allowed in the clubhouse during the pandemic.

**Executive Discussion:**

None.

Adjourned at 9:08

**Next meetings:**

**Budget meeting- 7:00 PM Wednesday October 21, 2020**

**Board meeting - 7:00 PM Wednesday October 28, 2020**

Respectfully submitted by Susan Shoults