

Mercer Park Condominium Association Board of Directors Meeting
October 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;

None

Called to order: 7:02 PM

September 2020 meeting minutes: Approved by email vote

Financial Report:

September 30, 2020 financial report

Total Operating Income	\$	57,785.64	YTD	\$	549,275.48
Total Operating Expenses	\$	19,708.90	YTD	\$	310,180.82
Transfers to Reserves	\$	19,681.00	YTD	\$	177,129.00
<hr/> Net Operating Income/Loss	\$	18,395.74	YTD	\$	61,965.66
Insurance Reserves	\$	6,650.99			
Cash in Checking & Sweeps	\$	51,640.14			
Capital Reserve & CD		\$1,137,133.61			
Total Delinquencies 06/30/20	\$	18,630.80			

Delinquent Account Status as of *September 30, 2020*: Please refer to your Chronicles.

Community Discussion:

No homeowners attended.

Old Business:

1. Bldg. #13 Deck Replacement: Steve Depew and Steadfast are finalizing the specifications before Steve submits the plan to the city for permits.
2. Bldgs. #3 & #4 stabilization: Based on the recommendation from Otto Rosenau geo-tech to replace drain system behind #3, cover with gravel rock, plant ground cover to stabilize the hillside, Len requested bids. This is what was provided: BROOKSTONE: \$6,807.17, Greentown landscaping - \$4,250 plus tax, but Brickell Property Maintenance declined to submit a bid. Len offered to also ask for a bid from Southern By Design which has always been the highest bidder but is known for excellent work on golf courses. The Board requested the third bid from Southern By Design.
3. #7-303 Stair Tread Repair/Replacement: Repair and replacement of the stringer has been scheduled to begin on November 3 and the owner/residents have already planned to be out during the time.
4. #8-103/Savadoago Delinquency: The property manager has completed the write off as bad debt.
5. Bldg. #3 Patio Repair/Slab Jack Bid: Cost to stabilize 2 patios is \$1,440 plus tax. This is sprayed-in plastic foam to fill the void where the dirt had washed away. They will coordinate their work with whichever company does the erosion mitigation in the landscape.
6. Additional Pet Signs quotes: Fast Signs - \$49 per sign plus initial \$35 set up fee, Foley Signs - \$943.56 for 10 signs on stakes ready for installation, Davis Signs - \$715.65 tax included. Warning letters have been sent to some dog owners for violating our community rules on that. Dogs need to be taken off property for their elimination of waste. Back by the railroad tracks is approved, as well a couple of gravel areas near the parking lot. The Board approved having Fast Signs produce the signs.
7. Annual Back Flow Replacement per 2020 Budget: \$7,568.56. Allan moved that we approve this amount for the Budget and plan to replace one per year. Andrea seconded. Board approved.
8. Polybutylene plumbing: Allan composed a letter advising homeowners to prepare to replace the plumbing. The Board will review the letter. Upon approval, it will be mailed to owners.
9. Andrea requested we address the damage that is being done to the siding and gutter drains on some garage buildings because of people backing into those spaces and hitting the building with their side mirrors. Len promised he will have more of the black bumpers installed in those areas (both sides) as well as repair the gutters.

New Business:

1. Annual Fire Alarm Testing: The Fire Marshall submitted a list of deficiencies requiring repair. There were many items that needed repair or replacement. AAA Fire (our system provider) received the list and submitted an estimated cost of \$18,605.83. The Board requested Len get 2 more bids, if possible. The Fire Marshall may not give us a lot time to bid out and repair.
2. Draft Reserve Study Comments: Len sent questions/comments from Curtis to Schwindt for clarification. Schwindt has not responded. That lack of responsiveness is of concern given the tight schedule we are on for finalizing the budget.
3. #15-101 Patio Door Replacement: Homeowner has been given the window (and French Door) replacement guidelines and has agreed to submit photos to the Board before proceeding with replacing the door that has dry rot.
4. #13-103 Newspaper Piling Up: Newspapers have been accumulating and littered about by the renters. Len called the WSJ and requested stoppage of the paper delivery. Len plans to check out the situation when he visits the property on Saturday. The unit owner will be sent an invoice for his time. The HOA will not be responsible.
5. #4-102 Deck Rail Repair: Repair has been completed.
6. Black Lives Matter Flag: Len received a letter from a homeowner complaining about the BLM flag hanging from one of the balconies on building #1 in violation of our community rules forbidding flags, signs and banners. Letters will be sent out to all of the units that are displaying anything other than an American flag.
7. Curb repair at #14: Andrea also pointed out that curb next to Building #14 is being destroyed by trucks and other vehicles that seem to hit it too frequently. Len said he had met earlier in the week with a contractor (Cedar Creek) that does a lot of curbs and cement work. They will be submitting a bid, soon.
8. Parking fines and towing: The Board discussed who was going to be authorized for which tasks. Len asked if we needed more of those sticky green labels printed. One vehicle had to be towed. There is one unit that seems to park out in the driveway, frequently. Curtis requested that Property Concepts confirm back to him when fines have been levied so that we can track that.
9. Warning letters sent: #8-201 was sent a request to move her plants out of the drive lane area and remove the tree which blocks the building addresses. Our signage must not be obscured and the fire extinguisher easily accessible. Also #3-101 has been using the area under the stairs and next to the stairs for storage of their personal items. Residents and owners are not to put personal items into common areas.
10. #10-101 Door replacement: Approved by Board
11. #15-102 Hard surface flooring: Approved by the Board (because it's on the ground floor)

12. #10-201 Barking Dog: Reports have been received about one or more barking dogs. The property manager sent her a warning letter and requiring her to submit registration and pet fees to the HOA per our policy. She and her renter seem to believe that they are authorized to park in the handicap space. If you have a handicap placard, you can park there. If not, then no. Expect fines and towing. Len pointed out that her only assigned parking space is her garage.
13. Threatening dog: One of the homeowners had a terrifying encounter with a large dog from #10-201. The dog not only barked at her but charged her. The dog was off leash and uncontrolled, in direct violation of the community rules. The dog owner saw the dog threatening her neighbor and took the dog inside. Len will send a warning letter to the owner of the animal. If the dog continues to be seen off leash, fines will be levied, and removal of the animal may be pursued.

Executive Discussion:

None.

Adjourned at 8:16

Next meetings:

Board (working session) meeting - 7:00 PM Thursday, December 3, 2020

Respectfully submitted by Susan Shoults