

Mercer Park Condominium Association Board of Directors Meeting
February 25, 2021

Attending (Zoom Meeting);

Len Gonzales, Property Manager
Andrea Burgess, President
Curtis Johnson, Secretary
Marielle Frager, Board Member At Large

Absent;

Afreen Rahman, Vice President
Robert Allan Zander, Treasurer

Guests;

None

Called to order: 7:04 PM

January 28 meeting minutes: Approved by email vote

Financial Report:

January 31, 2021 financial report

Total Operating Income	\$	67,548.00	YTD	\$	67,548.00
Total Operating Expenses	\$	25,531.17	YTD	\$	25,531.17
Transfers to Reserves	\$	24,676.00	YTD	\$	24,676.00
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Net Operating Income/Loss	\$	17,340.83	YTD	\$	17,340.83
Insurance Reserves	\$	6,655.12			
Cash in Checking & Sweeps	\$	4,062.49			
Capital Reserve & CD		\$1,221,250.61			
Total Delinquencies 12/31/20	\$	10,675.55			

Delinquent Account Status as of January 31, 2021: Please refer to Chronicles.

Community Discussion:

Andrea pointed out that her building is missing one their hoses and reels. Curtis said his is also missing. Susan and Marielle noted that their buildings are also missing one. They seem to have disappeared when the break-ins were happening. Len said inventory for Spring will happen in March. Andrea also announced that the WSJ newspapers are still being delivered to a subscriber who no longer lives at Bldg. 13 and it has continued to be a litter problem. Susan asked if we could have a contest to inspire owners/residents to tidy up their garages so they can park a car inside. It would qualify them for a drawing with cash prizes. Money sometimes motivates people. Andrea suggested maybe partnering with a person (carpenter/handyman) that could be hired by interested residents to building shelving. Andrea asked about getting video surveillance.

Old Business:

1. Bldg. #13 Deck Replacement: Completed. Minor touch painting will be done in better weather.
2. Next Decks to be replaced: The inspection report provided by Steadfast lists 24 decks that are critically in need of replacement. 5 are done, 19 left. Building #4 has 4 in need and #6 has 2 needing replacement. The contractor suggested staging for 2 buildings that are adjacent to each other to be more cost efficient. There were some change orders that were needed on #13. After some discussion on how to determine what is next, the Board asked to have a second inspection report done by a different company. Len will ask another contractor to inspect the decks and stairways that are left, to help determine which are most critical.
3. Bldgs. #3 & #4 Ground Study per Geo-tech recommendation for improvements to prevent and repair erosion: **BROOKSTONE: \$6,807.17, Green Town Landscaping - \$4,250 plus tax. Malone's Landscape Management quote: In progress.**
4. #16-303 Stair tread repair/replacement has been completed.
5. The next stairways to be replaced because of rot will be addressed by the upcoming inspection as noted in item 2.
6. Fire System deficiencies in buildings #5 and #15 will be corrected by work scheduled for March 11. It may require entry into #5-301 to replace that sprinkler head.
7. Pet waste violations: Len presented to the Board some photos of Pet Stations created at other communities. Curtis pointed out that one way to help pet owners go off-site with their dogs for toileting, is to clear away some of the brush to show them where the path is toward the RR tracks. The Board had reviewed the photos and thought we might want to try some of each solution.
8. Curb Repair bid from NW Traffic: They were asked to provide a bid that offers reinforcement for the curbs (rebar). It added \$400 to the previous estimate. The new total is \$2,250. Andrea moved to approve the revised bid and have them proceed with the repairs. Curtis seconded. Board approved.

New Business:

1. Vehicle Break-ins: There was a continuation of the discussion from the community discussion regarding video surveillance to see who is coming and going in our parking lot. There were some break ins, into a car and then into the garage where equipment was stolen. Len had brought up the current events in other parking lots where Catalytic convertors were stolen and brake lines were cut.
2. #10-302 Entry landing repair is completed except for the painting which will be done in drier weather.
3. Treadmill repair: A new roller is needed and has been ordered. Still waiting for delivery.
4. De-icing contract was approved by the Board over email and it was applied before the snow fell.
5. Window replacement installation presentation. BCHI, a new vendor presented at an earlier meeting a claim that our replacement windows have not been installed according to best practices. Our contractor disagreed with their assessment that cutting off the nail flange was the correct way to install the new windows. Water incursion would actually happen more easily, their way. Installing windows with vinyl siding is different than wood siding. The Board wants to have Steve Depew inspect what our window guidelines are and if they need to be updated or just more enforcement of guidelines to owners.
6. Additional Roof Moss treatment: The company that did our treatment, says there is more moss than expected and they propose an additional treatment of up to 275lbs of zinc which will cost \$440 + tax. The Board asked for more information.
7. HOA Annual Meeting and election: One Board seat will be vacant. The Board chose March 29, Monday evening and will be conducted over Zoom. (Contact property manager.)

Executive Discussion:

None.

Adjourned at 8:22 PM

Next meetings: Board Meeting 6:00 PM Monday, March 29, 2021

Annual Owners Meeting 7:00 PM, March 29, 2021

Respectfully submitted by Susan Shoults