

Mercer Park Condominium Association Board of Directors Meeting  
May 26, 2021

**Attending (MS Teams Meeting);**

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

**Absent;**

(All present)

**Guests;**

Sean Sabin, 1-302  
Brina Sanft, 10-201

Called to order: 7:05 PM

April 28 meeting minutes: Approved by email vote

**Financial Report:**

***April 30, 2021 financial report***

Total Operating Income	\$	59,568.23	YTD	\$	256,189.58
Total Operating Expenses	\$	47,830.90	YTD	\$	143,031.94
Transfers to Reserves	\$	-	YTD	\$	24,676.00
<hr/>					
Net Operating Income/Loss	\$	11,737.63	YTD	\$	88,481.64
Insurance Reserves	\$	6,660.49			
Cash in Checking & Sweeps	\$	19,737.02			
Capital Reserve & CD		\$1,221,877.23			
Total Delinquencies 04/30/21	\$	9,809.42			

**Delinquent Account Status as of April 30, 2021:** Please refer to your Chronicles.

**Community Discussion:** Homeowners have 10 minutes to speak

Brina Sanft attended to address the parking violations accumulated by her renter. She also asked about her deck and how soon it would be repaired. Since it is one of the most seriously damaged, it is at the top of the priority list.

**Old Business:**

1. Deck replacement project: Synapse Construction failed to attend the meeting with the property manager and Steve Depew. Len asked Depew to review the list of top priority decks to replace which Steadfast had provided us. Depew agreed with the priority list in that order. Lisa moved to replace the #10-201 and #10-301 immediately because of how critical they are and because the renter is gone. Andrea seconded. Board approved.
2. Bldgs. #3 & #4 Ground Study per Geo-tech Recommendation: Brookstone: \$6,807.17, Greentown landscaping: \$4,250 plus tax. Malone's Landscape Management quote: \$12,191.37. PermaDry asked to bid on it while he was inspecting the water intrusion issue. The Board had tabled the discussion. We will await the new proposal.
3. Treadmill repair is on-hold awaiting the replacement part. Len recommended that next time we purchase fitness equipment, we choose a local company such as Precor.
4. Bldg. #15 Fire System Deficiencies: As the Board requested, Len has asked the contractor to make sure the leaks are found and repaired. Which means the walls will have to be opened. Then the walls will have to be repaired. When he has a schedule, the residents will be alerted.
5. Curb Repair NW Traffic: Some work was completed on 4/22. Since they did not complete the project, Len asked if we want to just take the proposed discount on the invoice and be done with them, rather than ask them to come out and finish. Andrea moved that we accept the discount of \$500 and pay them the lesser amount for a lesser completion and not use them again. Curtis seconded. Board approved.

**New Business:**

1. Davey Tree Service came to inspect several dead trees on the property. 3 dead trees near the entry will be removed. They said that the madrona tree behind #14 is probably fine because they frequently grow sideways. They can also clear out some dead materials in the trees. They will submit an estimate soon.

2. #13-201 Unauthorized hardwood flooring. Owner did not request authorization and claims she was prescribed hardwood flooring by her physician. The Mercer Park Condo CC&Rs prohibit hard flooring in 2<sup>nd</sup> and 3<sup>rd</sup> floor units because of the noise it causes in other units. She was asked to provide documentation as proof and has since not responded. The Board discussed distributing and posting an FAQ sheet to reiterate some main points of living in this community. Curtis and Len will follow through.
3. Security Cameras: Len has a meeting scheduled with BKS Security onsite to discuss what can be done regarding capturing video of on property activities to increase security at Mercer Park.
4. Designated pet areas: Len offered to post a notice asking for pet owners to provide input regarding solutions for the pet toileting problem.
5. Water system: the irrigation system for our landscaping has been turned on and the water fountain at the entry will be cleaned and running for the summer season.
6. #4-103 foundation leak: Len met with PermaDry Waterproofing to assess possible leaks and propose a drainage repair. Apparently, they are adept at constructing effective French drains. Excavation will be required to determine location of leaks.
7. Bldg. #4: Vehicle from #5 new residents damaged 3 units in #4 on May 5. Water pipes were broken and caused additional water damage. Various insurance claims have been opened including the MPC Association Master policy. #203 and #103 residents have been displaced. Repairs are expected to be concluded by the end of June.
8. Board decided Officer positions.

**Executive Discussion:**

#10-201

Adjourned at 8:26 PM

**Next meeting: Board Meeting 7:00 PM Wednesday, June 23, 2021 (on MS Teams)**

Respectfully submitted by Susan Shoults