

Mercer Park Condominium Association Board of Directors Meeting

www.mercerpark.org

June 23, 2021

Attending (MS Teams Meeting);

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

Absent;

Marielle Frager, Vice President

Guests;

Sean Sabin, 1-302

Called to order: 7:05 PM

May 26 meeting minutes: Approved by email vote

Financial Report:

May 31, 2021 financial report

Total Operating Income	\$	60,339.20	YTD	\$	316,528.78
Total Operating Expenses	\$	19,238.84	YTD	\$	162,270.78
Transfers to Reserves	\$	49,352.00	YTD	\$	74,028.00
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Net Operating Income/Loss	\$	(8,251.64)	YTD	\$	80,230.00
Insurance Reserves	\$	6,661.58			
Cash in Checking & Sweeps	\$	10,656.01			
Capital Reserve & CD		\$1,271,314.33			
Total Delinquencies					
05/31/21	\$	10,745.44			

Delinquent Account Status as of *May 31, 2021*: Please refer to Board Chronicles.

Community Discussion: Homeowners have 10 minutes to speak

None.

Old Business:

1. Deck replacement project: Steadfast Construction is scheduling the 2 decks at Building #10 for replacement since those are the most critical. Steve Depew is working on acquiring the building permits from the city.
2. Buildings #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 provided a proposal which combined the cost of creating the French drain and other elements of moving water away from the building's foundation, as well as the repairs and waterproofing to the foundation wall of #4-103 to alleviate the water intrusion in her kitchen walls. It came to \$29,026.50. The Board asked for the 2 projects be broken out as separate estimates.
3. Treadmill repair: still awaiting the replacement part. Fortunately, the weather makes it more pleasant to run outside.
4. Building #15 Fire System Deficiencies: Since it is unclear whether the compressor is still turning on unusually often or not, the Board requested that Len make sure that it is still a problem before we open up walls in 2 units in order to search for leaks.
5. Building #4 Damage caused by vehicle: Armata Construction was chosen by the adjuster and progress is made on the repairs. #103 can move back in.
6. Security Cameras: BKS Security proposed setting up cameras on 2 buildings near the entry. That would not remedy some of the issues, at all. Considering that we would need to have internet connection, Len was asked to follow up with Comcast to see what we have available and BKS to provide other specifics. We are still seeking options.
7. Entry Fountain: Cleaned and running.
8. Davey Tree Proposal: Len asked if members of the Board wanted to do a walk through with them to see what tree removals they are proposing. The Board decided that it would be a good idea to view the recommendations presented by Davey in a walk-around. Then, direct them to only do the items that are necessary. The tree -cutting budget is about maxed-out, for the year. Len will follow up with the Board members for schedule availability.
9. Building wash: Normally, we would have the buildings power washed every other year. Because of the budget constraints this year, owners and residents are encouraged to pick

up a hose and broom and clean off their walls and walkways and railings. Last time we did it (2 years ago), it cost the HOA \$37,000. Let's all pitch in with some effort.

10. Pet Stations: The Board had asked for pet owners to participate in coming up with solutions. Len said he heard from one homeowner regarding participating in solving the pet poop and pee problems. Board members will follow up.
11. Unauthorized Flooring #13-201: Permission denied. The homeowner will be required to remove it and replace it with carpet, as specified in the HOA CC&Rs. Note to homeowners, before doing any remodeling, refer the CC&Rs for standards and requirements.

New Business:

1. Post COVID Meetings determination: The HOA attorney provided info from the State regarding what is allowed. The Board decided to continue doing remote meetings for the time being.
2. Association Insurance Renewal: The deadline for documents and payment to renew our policy is July 6. Curtis moved to renew our current policy with Farmers. Andrea seconded. Board approved.
3. Building #12 water leak: #12-101, 201, & 301 are being leak tested. Most likely a cracked pipe in the sewer line from one toilet. We will need to open walls to investigate.
4. Building #15 Water Damage Incident: 101 and 201 and 301. Overflowing clothes washer in #301 was the culprit. The homeowner's insurance policy is progressing to mitigate and repair the water damage in all 3 units.
5. Banking signatories for bank accounts: With the new Board in place, we need to update the names that are allowed to authorize moving money. (Monies need to be swept into reserve accounts on a regular basis.) Curtis also pointed out that he needs for PC to stop adding money to the account that is at maximum of FDIC insured amount. Len asked for the info in order to remedy that.
6. Property Concepts will be closed for the Holiday on July 5th and Len will be out on vacation for that entire week.

Executive Discussion:

None.

Adjourned at 8:09 PM

Next meeting: Board Meeting 7:00 PM Thursday, July 29, 2021 (on MS Teams)

Respectfully submitted by Susan Shoults