

Mercer Park Condominium Association Board of Directors Meeting

April 28, 2021

Attending (Zoom Meeting);

Len Gonzales, Property Manager
Andrea Burgess, President
Curtis Johnson, Secretary
Lisa Erickson, newly elected Board Member

Absent;

Robert Allan Zander, out-going Treasurer
Afreen Rahman, Vice President
Marielle Frager, Board Member At Large

Guests;

Elizabeth Dickinson, 15-102
Sean Sabin, 1-302

Called to order: 7:11 PM

March 29 meeting minutes: Approved by email vote

Financial Report:

March 31, 2021 financial report

Total Operating Income	\$	65,565.23	YTD	\$	196,621.05
Total Operating Expenses	\$	26,070.52	YTD	\$	95,201.04
Transfers to Reserves	\$	-	YTD	\$	24,676.00
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Net Operating Income/Loss	\$	39,494.71	YTD	\$	76,744.01
Insurance Reserves	\$	6,659.22			
Cash in Checking & Sweeps	\$	8,088.92			
Capital Reserve & CD		\$1,221,788.97			
Total Delinquencies					
03/31/21	\$	9,139.00			

Delinquent Account Status as of *March 31, 2021*: Please refer to your Chronicles.

Community Discussion: Homeowners have 10 minutes to speak

Elizabeth is a new owner who attended to learn more about the financials and the letter that was posted on her door. The Board introduced her to what the Board does and how things work.

Sean asked about having a service scan the old Board Meeting Minutes. Curtis added that we really need it to be OCR searchable. Len said he is working with a transcription service that may meet those needs. He'll report later.

Old Business:

1. Deck replacement project: Len had been asked to find another contractor to inspect the decks and stairways to determine priority schedule without having conflict of interest. He met with Synapse Construction and they walked the property with him and Depew. They stated that they are interested in only the stairway replacement project. Len will have STS Construction work on the deck inspection.
2. Deck replacement Bldg. #10: Steadfast confirmed that 201 and 301 are in critical need for replacement. He advised that the decks not be used until they are replaced. The other 2 at that building are not as critical and can wait. The Board decided to delay the replacement of the decks, because of the damage that the renters are continuing to create. It will be addressed again when the renters in #201 move out.
3. 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. The Board tabled the discussion.
4. Treadmill repair is on-hold awaiting the part.
5. Bldg. #5 & #15 Fire System Deficiencies: Work has been completed. Still some noise from Bldg. #15 compressor. The Board asked Len to make sure the leaks are addressed and repaired and not just assume it's a compressor issue.
6. Pet violations: Len had previously presented photos of solution ideas from other communities with pet stations. He asked if this is the solution desired. Then the discussion progressed into video surveillance. Then the suggestion was made to have some of the dog owners involved in solving the problem. The Board tabled the discussion.
7. Curb Repair NW Traffic: Some work was completed on 4/22. Wheel stop replacement to be rescheduled due to cars being parked in those spaces.

8. Window Replacement: Len spoke with Statton Glass. They agreed to abide by our HOA installation guidelines and will be added to our preferred vendor list.

New Business:

1. Emergency Tree Service: Len had been alerted of a huge broken tree limb near Bldg. #1. It was about 18" dia. and presented a danger to vehicle traffic & pedestrians on sidewalk. Davey tree removed the hanging limb.
2. #15-102 Kitchen Sink Backup: Kitchen sink back up due to clog in main drain for the stack. Minor damage to lower kitchen cabinets. Owners are going to remodel kitchen, anyway. Len hired The Plumbing Joint to clear drain all the way to the main drain line.
3. Window Guideline Discussion: BCHI was referred to Steve Depew for installation procedures per the HOA guidelines. Does the Board see value in having Steve Depew involved to confirm compliance with installation guidelines? Lisa moved that we require a checklist be sent to the installer and they prove they met those requirements by submitting photos of the installation at the prescribed stages. Andrea seconded. The Board approved. Len will send the installation instructions to the Board.
4. #13-201 Unauthorized wood floor Installation: Hardwood flooring is a violation of the CC&Rs. The owner claims to have severe medical reaction and will provide medical documentation as to why she installed the hardwood floors per her physician's advice.
5. Board Election Results: Lisa Erickson was elected. New Board will need to choose officers for the coming year. This will be done at the next meeting.

Executive Discussion:

None.

Adjourned at 8:49 PM

Next meetings: Board Meeting 7:00 PM Wednesday, May 26, 2021 (on MS Teams)

Respectfully submitted by Susan Shoults