

# Mercer Park Condominium Association Board of Directors Meeting

[www.mercerpark.org](http://www.mercerpark.org)

**August 25, 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;**

Carol Buck, 8-201  
Edna Chun, 1-202  
Kurt Kreager, 9-101  
Pankaj Malhotra, 4-101  
Travis Tonini, 15-101  
Lucy Zhou, 10-202

Called to order: 7:04 PM

July 29, 2021 meeting minutes: Approved by email vote

**Financial Report:**

***July 31, 2021 financial report***

Total Operating Income	\$	60,943.74	YTD	\$	465,922.54
Total Operating Expenses	\$	25,352.70	YTD	\$	265,271.33
Transfers to Reserves	\$	-	YTD	\$	74,028.00
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Net Operating Income/Loss	\$	35,591.04	YTD	\$	126,623.21
Insurance Reserves	\$	6,663.81			
Cash in Checking & Sweeps	\$	21,569.11			

Capital Reserve & CD	\$1,271,607.73
Total Delinquencies 07/31/21	\$ 11,473.60

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

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

Carol Buck brought up more concerns about the clubhouse cleaning. She also asked for a kick plate for the front clubhouse door because of how scuffed it has become. She also asked for updated handles and hardware. Carol also asked for the House Rules to be posted again (and emailed). She also pointed out that the siding is very dirty and needs to be cleaned. Travis Tonini is having an issue with another owner's insurance delaying reimbursement of costs. Kurt Kreager brought up questions about the fittings that need to be replaced and he asked about the regrading near his foundation that had been discussed some years ago. Pankaj Malhotra attended to discuss the HOA fees and fines that had billed to him while he was out of the country.

**Old Business:**

1. Deck replacement project: Steadfast Construction has permits now and has scheduled the 2 decks at Building #10 for replacement. Construction will begin on 8/30. Andrea asked that we confirm the priority list soon, so that we can get more permits and proceed with more deck and/or stair replacements before the end of the year. Permitting is taking about 8 weeks.
2. Foundation repair and drainage system Bldgs. #3 & #4: The Board had approved the quote and scope from Perma Dry for \$29,026.50 tax included. This should repair the foundation wall and water intrusion problem in building #3 as well as solve the erosion problem behind both buildings. Scheduled for October 27-29.
3. Treadmill repair: The part was received, and the machine has been repaired.
4. Building #4 damage from vehicle: Armata Construction has completed repairs. HOA insurer is Farmer's, and they are in negotiations with the insurer for the vehicle owner for reimbursement of our costs, including the \$10,000 deductible. It has been noted that the new door looks to be a slightly different yellow. Len said he would investigate it.
5. BKS Security Bid: Second site visit is scheduled for 9/14 to clarify scope and goals.
6. Bldg. #15 water damage incident: Water leaked from #301 into units #201 and #101. Len has been working with unit owner and insurer to secure coverage for damages. HOA needs to file a liability claim for reimbursement to HOA for mitigation costs. Andrea moved to file the claim against the insurance policy of #15-301 for reimbursement of the

HOA's costs incurred. Curtis seconded. Board approved. Lemonade is the insurance company which is renegeing on payment.

7. City of Bellevue Fire Inspection Program and Fee: This inspection does not replace the one we do annually for fire suppression sprinklers. They did not explain what theirs entails. We will be refunded the overcharge amount. It seems to be a way to get revenue.
8. Clubhouse carpet cleaning: The carpet was cleaned by Custom Solutions. The Board decided to keep the furniture stored away.
9. Irrigation system repairs: Inspection was completed by Tim Hawkins, of Brookstone Landscaping on 8/16. He found many issues, including several non-working heads, low water pressure, and a mishmash of materials which all contributed to the overall lack of efficiency throughout the system. He advised that we have a comprehensive evaluation of the system, next Spring. He also advised that we contact him immediately if something is not working, instead of shutting off the water, so that he can investigate. Shutting off the water may only move the problem downline. Lisa asked about adding to the budget for next year, to account for the repairs.
10. #13-201 Illegal hard surface flooring installation: Unit owner has been contacted. She responded that it would take several weeks to arrange moving out furniture in order to remove the flooring/replace with carpet. The Board asked Len to communicate that she has until the end of September to complete the removal or there will be fines.
11. Davey Tree will provide a revised list of the most urgent trees to be trimmed or removed. Lisa asked that we get another tree removal vendor to also provide an inspection report and estimate.
12. Cleaning of Building exteriors: Len said he has asked K&L Cleaning to bid. Discussion ensued regarding a Saturday morning neighbor work party. Clean what we can now, and hire professionals in the Spring?
13. #1-201 Window Replacement Request: The replacement was approved over email but the installer (Champion) later, communicated that their windows don't have nailing flanges. Our requirements include flanges. Len said that he heard from another window company that saw our requirements and had no problem with our standards. Champion will be removed from our list of approved installers and replaced with Statton Glass as a preferred window installer.

#### **New Business:**

1. Irrigation System: Greentown Landscaping offered to reimburse HOA for the irrigation failures and the company's failure to fulfill the contracted obligations. Len asked for the list from Carol of the dead or damaged plants to ask to be replaced. Lisa asked if we could get photo proof of completed work. Len pointed out that the onus for that would be on the Board to inspect quality of work. Lisa asked regarding proof of execution for all our contractors, who is responsible for that? Len, "It falls on the Board. We (property

manager) are responsible for assisting you to do your job which is managing the association's affairs."

1. Pet Potty Project: Edna reported that Kris Seibel and she have a list of a few places which are potential locations for pet potty zones. She said they had shown Len some of the locations and what would need to be done to make it doo doo-able. They also discussed signage and rules for usage. All of this requires dog owners to be responsible adults, to one degree or another. Cleaning up their dog's excrement and disposing of that appropriately is still a requirement. Out of 7 potential locations, 4 or 5 may be the total proposed. Len is researching if the current signs can be revised. Len will also provide an estimate of costs to redesign these areas for the new purpose.
2. #5-302 Window replacement request: Len will communicate with them that Pella will be approved if Pella agrees to meet our installation requirements.
3. Angle stop replacement: Some owners are already replacing them. Susan asked if we could coordinate some of these replacements in order to get better pricing. Kurt asked if the HOA wanted to replace some of the pipes where his wall is opened, right now. He will send the photo to Len.
4. Annual back flow testing: 9/30 is the deadline for the test. Annual replacement of one device per year will be completed at that time.
5. Annual Fire Sprinkler Testing: Scheduled for 9/24. Access is required into buildings; 16, 15, 1, 3, 4, 5, 6 and 12. Len will arrange for that with owners.
6. #9-302 Attic mold issues: Home inspection report found extensive mold in the attic. The first bid from Attic Projects came to \$10,638.95. The Board asked for 2 more bids. Lisa asked how we are to know how each of these vendors rates. Len said to look it up.
7. Charging stations: There is new technology available that allows metering that electricity load from the unit and separate from the House circuit. Len will send info to the Board.
8. #14-106 Hard flooring request for approval: Since the unit is a townhome and has no neighbor below, the Board approved.

**Executive Discussion:**

Board to discuss delinquent accounts.

Adjourned at 9:10 PM

**Next meeting: Board Meeting 7:00 PM Wednesday, September 29, 2021 (on MS Teams)**

Respectfully submitted by Susan Shoults