

Mercer Park Condominium Association Board of Directors Meeting

www.mercerpark.org

July 29, 2021

Attending (MS Teams Meeting);

Len Gonzales, Property Manager
Andrea Burgess, President
Marielle Frager, Vice President
Curtis Johnson, Secretary
Lisa Erickson, Treasurer

Absent;

Afreen Rahman, Board Member At Large

Guests;

Sean Sabin, 1-302
Carol Buck, 8-201
Kris Seibel, 1-101
Edna Chun, 1-202

Called to order: 7:05 PM

June 23 meeting minutes: Approved by email vote

Financial Report:

June 30, 2021 financial report

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|------------------------------|----|----------------|-----|----|------------|
| Total Operating Income | \$ | 88,450.02 | YTD | \$ | 404,978.80 |
| Total Operating Expenses | \$ | 80,749.85 | YTD | \$ | 239,918.63 |
| Transfers to Reserves | \$ | - | YTD | \$ | 74,028.00 |
| <hr/> | | | | | |
| Net Operating Income/Loss | \$ | 7,700.17 | YTD | \$ | 91,032.17 |
| | | | | | |
| Insurance Reserves | \$ | 6,662.71 | | | |
| Cash in Checking & Sweeps | \$ | 4,453.57 | | | |
| Capital Reserve & CD | | \$1,271,402.61 | | | |
| Total Delinquencies 06/30/21 | \$ | 11,145.52 | | | |

Delinquent Account Status as of June 30, 2021: Please refer to Board Chronicles.

Community Discussion: Homeowners have 10 minutes to speak

Carol Buck has concerns about the clubhouse cleaning, or lack of. Len listed the things they are required to clean every week. They are not required to clean the baseboards or back patio. She had gone inside and washed railings and sills, herself. Andrea pointed out that pressure washing was not done on outside of buildings because of budget constraints, this year. Kris Seibel mentioned that the dumpster and recycle stations have not been swept out. Steadfast was supposed to clean up their scraps, too. Len said he would investigate.

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. In the meantime, they have ordered material.
2. Bldgs. #3 & #4 Ground study project. After we received bids for doing the erosion repair and stabilization as recommended by the Geo-Tech engineers, we learned that unit #4-103 was having water intrusion problems in the kitchen. Perma Dry was called in to estimate the intrusion solution for that unit because they specialize in that kind of work. Once they were shown the erosion situation in back, they provided a bid of \$29,026.50 to repair that foundation wall and would create the drainage system behind both #3 and #4 at no extra cost. The bids for just creating the drainage systems were Brookstone: \$6,807.17. Greentown landscaping: \$4,250. plus tax, and Malone's Landscape management: \$12,191.37. Because of the proven expertise of Perma Dry (and because Len had supervised a very similar project at another property, and we get to take advantage of the due diligence of that community) Andrea moved to accept the Perma Dry quote and have them proceed with all of it. Lisa seconded. Board Approved.
3. Treadmill replacement part has arrived on shore. The new part will be installed on August 3.
4. Bldg. #15 Fire System Deficiencies: The issue has been resolved so the leak detection (destruction) has been canceled.
5. Bldg. #4 Damage from vehicle: Armata Construction was hired by the insurance adjuster for the vehicle owner. The repairs to units #103 and #203 are almost complete. The HOA will work with the vehicle owner's insurance to recover our costs incurred.
6. BKS Security Bid: There will be a second site visit so that we can review with them the needs. Lisa, Andrea and Kris asked to participate with Curtis.
7. Bldg. #12 Water Leak: The source of the water was discovered in the walls. The drainage pipe between #201 and #102 was the culprit. The repairs have been completed.

8. Bldg. #15 Water Damage: Continue to work with #301 owner's insurance to cover damages to units #201 and #101 caused by the washing machine.

New Business:

1. Irrigation System repairs: Brookstone Landscaping inspected the system and provided a repair proposal which was approved by the Board over email. Repairs are expected to begin on July 29th and be completed on the 30th. Our current landscaper is Greentown and they seemed completely over their heads. Discussion continued regarding the lack of thoroughness and professionalism of our landscapers. Many of our plants are dead or dying. Meeting with them, tomorrow. Len will address our immediate and long-term concerns with them.
2. City of Bellevue Fire Inspection Program Fee: Even though we have fire safety inspections every Fall, the BFD will be charging us \$1,728.00 to inspect all 16 buildings. We received an invoice for inspections, but we have no proof they did anything. Len will call them.
3. Bldg. #10 - #201/101 deck replacement notice: Urgent notice was posted on the unit doors warning of unsafe decks, until they are replaced.
4. Building Wash bids: a second bid was received from Superior Services for \$32,835.00 The Board requested a third bid.
5. Bldg. #1 Emergency Stair Tread Repair: Steadfast Construction has completed the repair.
6. Clubhouse Carpet Cleaning Bids: Alpine - \$930.00 or Custom Solutions - \$250.00. Andrea moved to hire Custom Solutions. Lisa seconded. Board Approved.
7. Bldg. #15- A white Honda seems to be stored. It now has current tabs and then was moved to Bldg. #5. It belongs to residents in #5-203. Vehicles must not be stored at the community. All vehicles on site, must be drivable and legal.
8. Pet Potty Solution Proposal: Lisa showed the proposed areas to be designated for pets. The ground plan is to prepare it with crushed rock. Pet owners are still required to remove feces that their dog deposits in any area around our community and toss (bagged) into the dumpsters. They requested permission to change the No Pets signs to pictogram style indicating dog pooping is not allowed in our planters. Len may be able to help with the estimates. They will meet with Len and walk through the community to discuss the plan. Dog owners are strongly encouraged to walk their pets, off our grounds to do their toileting. There are trails in back, going toward the tracks.
9. Hose Replacement list: Andrea provided a list to Len of where the hoses or reels are needed, and he took care of getting those and having them secured to the building. Are they too wide?
10. Current Landscaping provider: They have not performed adequately. They will be asked to make immediate improvements to save our plants. Kris will start a scope of work document so that we have clear goals for our search for a new landscape maintenance provider. She asked for us to help add ideas to it.

Executive Discussion:

None.

Adjourned at 9:16 PM

Next meeting: Board Meeting 7:00 PM Wednesday, August 25, 2021 (on MS Teams)

Respectfully submitted by Susan Shoults