

Mercer Park Condominium Association Board of Directors Meeting

www.mercerpark.org

September 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;

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

Called to order: 7:04 PM

August 25, 2021 meeting minutes: Not approved

Some discussion ensued regarding the specific statements from the Property Manager that he is not an on-site manager so therefore not responsible for inspecting the work of hired contractors. He made it clear that the Board is responsible for confirming quality of work, and he is hired to assist them in fulfilling their oversight. Lisa insisted that the exact verbiage from last month be included. Susan agreed to listen to the meeting recording again and revise the written record.

Financial Report:

August 31, 2021 financial report

Total Operating Income	\$	62,578.92	YTD	\$	528,501.46
Total Operating Expenses	\$	48,084.08	YTD	\$	313,355.41
Transfers to Reserves	\$	-	YTD	\$	74,028.00
Net Operating Income/Loss	\$	14,494.84	YTD	\$	141,118.05

Insurance Reserves	\$ 6,664.94
Cash in Checking & Sweeps	\$ 21,863.80
Capital Reserve & CD	\$ 1,271,673.67
Total Delinquencies 08/31/21	\$ 14, 991.07

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

Community Discussion: Homeowners have 10 minutes to speak

Carol Buck brought up concerns about the large branch that fell and hit building 8 and requested the branches that are hanging dangerously near or on the buildings, be trimmed or removed. She also brought up the landscaping problems and the continued poor cleaning of the clubhouse. She also asked for explanation of the Perma Dry bid. Carol asked about the MPC website and other communications concerns. Edna asked if there was anything we can do about the noisy cars during late hours. We have community rules specifically prohibiting making loud noises after 10 pm and before 7 am. Bellevue City also has noise ordinances.

Old Business:

1. Deck replacement project: Bldg. #10, the 2 dangerously rotted decks have been replaced and the city has signed off. The new rails on Bldg. #13 decks have passed inspection. All of the new railings have to pass annual inspection.
2. Bldgs. #3 & #4 per the ground study determination by Geo-Tech: Perma Dry will begin work to stop erosion behind the buildings and redirect the water, October 27-29. Steadfast has already done the demo on unit #4-103 kitchen (water intrusion) and has submitted an estimate for repairing the interior at \$7,657.46 plus tax.
3. Bldg. #15-301 water damage into lower units. HOA has spent approximately \$3600. To dry out the lower units. We submitted our claim to the 301-unit owner's insurance carrier for full reimbursement.
4. Greentown Landscaping gave the Board options for how they can reimburse us for the damages caused by lack of irrigation during the June heat wave. Lisa moved that we request that they reimburse us completely for what it cost to repair the irrigation system which was not working as promised. Marielle seconded. Board approved.
5. #13-201 Hardwood flooring. Len verified that the hard flooring has been removed and replaced with carpet, as the Board directed (and is stipulated in the CC&Rs).
6. Davey Tree priority list: Len received a list of trees to remove or trim and their estimated cost to do it, but no photos as Len had requested. Curtis asked if these were indeed top

priority or still a wish list. Len confirmed that this is what they said was necessary. Marielle asked if we could get more tree trimming bids. Len agreed to do so.

7. Pet potty areas: Fast signs provided a bid for covering the current signs. Len will get more signage bids. Edna observed someone shoveling our river rock into a truck, from behind Bldg. #5.
8. The Annual fire alarm/sprinkler inspection was completed on September 24. Deficiencies are addressed in New Business.
9. #9-302 Attic Repairs: The unit is being readied for sale. While inspecting, they discovered severe mold infestation. The bids for mold mitigation received are from Attic Projects for \$10,638.95, ServPro for \$9,105.27. Crawl Pros declined to submit a bid because their schedule is full for the next 3 months. The Board requested a third bid.
10. Stairway replacement priority list: Andrea pointed out that Steadfast seems to be prioritizing based on location/efficiency and not critical damage. Len looked at his list and he believes that the most critical to replace are #16-301, #15-302. Also 2 more at Bldg., #13 need to be replaced. The 3rd stairway at Bldg. #13 does not need to be replaced at this time. Andrea asked that Steadfast only estimate on replacing the 4 critical stairways.
11. Bldg. #4 damage from vehicle: Len asked the Board if they want to charge the unit owners for their portion of the HOA insurance deductible now or wait for the subrogation negotiations between carriers to be completed. (Since we have requested reimbursement of costs.) The Board said to wait for the outcome before sending them (unit owners) a bill.
12. Backflow Testing and Replacement: Annual testing is complete. Replacement of one backflow device per year is being scheduled.

New Business:

1. #6-101 Emotional support animal: Documentation from attending MD has been received. It is a 60lb. dog. The dog owner is still required to keep it on a leash, outside of the unit and pick up its messes as well show consideration to their neighbors.
2. #8-102 Remodel project: Approved by the Board over email.
3. AAA Fire Protection: Deficiencies found in Bldgs. #4, #12, #5, #15, #16, #3, #1. Some units did not provide access. Repairs must be completed within 30 days. The Board wants to see the estimate of cost before approving the repairs.
4. Gutter cleaning: Bids from Interlake for \$8,010 (includes moss treatment) and Superior for \$5,280. Without moss treatment. Len estimated that with moss treatment, Superior would cost more than \$9,000. The Board requested a third bid.
5. #11-201 Door replacement request: Len sent her screen door specifications on file.

6. Mercury Cleaning: They are increasing their prices for 2022 by 5%. Because of the negative community feedback regarding their work, we will seek other bids for janitorial service of the clubhouse.
7. De-Icing Services for our driveway entrance: Len will get an estimate.
8. Bldg. #2 Roof damage from tree: A large and heavy tree fell onto Bldg. 2 and caused damage to the roof and some of the trusses above #101 and #102. An engineer will inspect the attics and determine what damage was done. We may not want to file a claim.
9. #9-101 pipe replacement: The Board is not going to authorize replacing his pipes inside his walls currently because that is a much larger project to budget for. The unit owner was informed that he should seal up his walls now that the water damage from above has been repaired. Kris asked Len if he could get the main shut off valve at her building, unstuck. Carol asked if we could collect plumbers estimates for replacing angle stops and post them in the clubhouse. Susan will post a flyer in the clubhouse.
10. Dryer vent cleaning bid: Chimney Specialists provided a bid for \$4,270.00 plus tax. They clean from the outside. They would also replace the covers. Len will get 2 more bids.
11. Software recommendation for communicating more efficiently. The Board needs to be able to log into a place to view bids and other relevant communications. Andrea reported that the accounting department at PC declined to participate, but they may not understand the scope of this. Len said he will help research.

Executive Discussion:

Board to discuss delinquent accounts.

Adjourned at 9:14 PM

Next meeting: Board Meeting 7:00 PM Wednesday, October 27, 2021 (on MS Teams)

Respectfully submitted by Susan Shoults