

Mercer Park Condominium Association Board of Directors Meeting

www.mercerpark.org

October 27, 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
Sean Sabin, 1-302
Kris Seibel, 1-101
Nancy Ji, 1-301

Called to order: 7:01 PM

August 25, 2021 meeting minutes: Approved over email.

September 29, 2021 meeting minutes: tabled because several Board members had not read the Minutes.

Financial Report:

September 30, 2021 financial report

Total Operating Income	\$	58,771.18	YTD	\$	587,272.64
Total Operating Expenses	\$	21,460.32	YTD	\$	334,806.73
Transfers to Reserves	\$	24,676.00	YTD	\$	98,704.00
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Net Operating Income/Loss	\$	12,634.86	YTD	\$	153,761.91
Insurance Reserves	\$	6,666.07			
Cash in Checking & Sweeps	\$	31,286.18			

Capital Reserve & CD	\$ 1,271,798.72
Total Delinquencies 09/30/21	\$ 17,493.60

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

Community Discussion: Homeowners have 10 minutes to speak

Carol Buck asked about the delinquencies from HOA dues non-payment by some of the homeowners and if we are getting any of that money. Len explained the procedures for fines and eventual foreclosure for non-payment, if necessary. He let her know that it is a long process. Carol then asked why there were items left in front of building 3, last week, and that it was not just a nuisance but dangerous. Len explained that the Bellevue Police had conducted an eviction at the request of the unit owner and that by law, the items must be left outside for 24 hours before the owner is allowed to discard them. After some discussion and complaint, Andrea asked Carol if she would call BPD (Bellevue Police Department) and pose the questions of how it might be done better next time. Carol also complained about the neglect of the decks and storage of heavy items on them which might be contributing to deterioration. Nancy mentioned she is the new owner of #1-301 and would like to replace carpet with vinyl flooring in the living room because her baby is making it impossible to keep it clean. The Board will discuss the issue privately but warned that no exceptions have ever been made for 2nd or 3rd floor units.

Old Business:

1. Bldgs. #3 & #4 recommended ground restoration: Perma Dry will be repairing the leaking foundation of building #4 and correct the slope erosion behind #3. They are scheduled to work 10/27 through 10/29.
2. The Board had decided during last month's meeting to request reimbursement from Greentown Landscaping for the costs of having us hire another company to perform the work for which Greentown had contractually obligated themselves to do. Len agreed to follow up with them.
3. Tree pruning and removal bids: Andy's Tree Service provided a detailed list of priority removals and pruning, as well as a bid. The list proposed list will be provided to Devoted Tree Solutions so that they can provide an apples-to-apples bid. That will meet the 3-bid requirement.
4. Pet areas: Bids received for creating these changes to our landscaping for the potty areas for the 7 locations. They are \$3,883.14 from Brookstone, \$2,190.00 Greentown and \$688.84 from Pete Paulson (a handyman that Property Management uses). Lisa asked to review the bids.

5. Annual Fire Sprinkler and Alarm inspection: Completed on 9/24/21. We will need to replace two air compressors, the ones at #15 & #16. The shelters have leaked water on them and caused the equipment to short out. Len will be meeting with AAA and the contractor to find and fix the leaks. Total cost for replacing the two compressors will be \$4,324.00. Parts are on order. Len has alerted the Fire Marshall.
6. Attic repairs above #9-302: Three vendors were able to inspect the space before providing bids. Attic Projects = \$10,638.95 ServPro = \$9,105.27 and Therma Tech = \$5,549. Andrea moved to accept the bid from Therma Tech. Lisa, seconded. Board Approved.
7. Stairway replacement: Steadfast provided a high priority list which includes stairwells at #15-302, #16-301, #13-301, #13-303, and #1-301. Len explained that these are the ones in the worst shape and that the contractor said doing 5 instead of just 4 now, will save about \$3,000 dollars each. Andrea moved to approve the estimate. Marielle, seconded. Board Approved.
8. Security cameras for the community: Curtis reported that so far, we do not have the desired solution proposed from the vendors from whom we have sought bids. Lisa asked if we might consider motion detector lights that would be off the power circuit to provide light in the lot during power outages. We will try to get more estimates before the Budget is finalized. Carol will ask the BPD if they have recommendations.

New Business:

1. Gutter cleaning bids: Interlake = \$8,010. Superior Cleaning = \$5,698. (which does not include moss treatment). And Everclean Cleaning Services = \$8,268.51 Andrea moved to accept the bid from Interlake. Curtis, seconded. Board Approved.
2. Clubhouse cleaning: Our current vendor is Mercury Cleaning which has informed Len that their fees will increase by 5% for 2022. Since many in this community are unhappy with their work, Len will solicit for 3 new bids as soon as he is done with budgets.
3. Tree Damage on Building #2: Damage has been repaired. Repairs came to about \$18,000.
4. Dryer Vent Cleaning: The bids for cleaning out the dryer vents are Chimney Specialists = \$4,270. Vent Masters = \$4,758. And Miracle Vent Cleaning = \$2,074. (none of these bids include tax). Lisa moved to accept the bid from Miracle Vent Cleaning. Marielle, seconded. Board Approved.
5. 2022 Draft Operating Budget: Len promises to present it to the Board by November 12. The November Board meeting will a budget review meeting (Board only). Then, the Board will present it to the HOA owners for ratification.
6. Freeze Caps: The insulated freeze caps will be installed on all exterior faucets before November 15. The sprinklers will be shut off and the irrigation system winterized. The fountain will be shut off, also.

7. Windstorm Damage: Len's inspection of the community property found one large branch on City land which cracked and fell against #6-103. No building damage was discovered.

Executive Discussion:

Board to discuss hard flooring request for #1-301

Adjourned at 8:41 PM

Next meeting: Board Budget Review Meeting 6:00 PM Monday, November 22, 2021

Respectfully submitted by Susan Shoults