

Mercer Park Condominium Association Board of Directors Meeting

www.mercerpark.org

January 27, 2022

Attending (MS Teams Meeting);

Len Gonzales, outgoing 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

Kurt Kreager, 9- 101

Kris Seibel, 1-101

Edna Chun, 1-202

Called to order: 7:07 PM

Budget Ratification meeting minutes: Approved over email.

Financial Report:

December, 2021 financial report was not provided

Total Operating Income	\$	YTD	\$
Total Operating Expenses	\$	YTD	\$
Transfers to Reserves	\$	YTD	\$
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Net Operating Income/Loss	\$	YTD	\$
Insurance Reserves	\$		
Cash in Checking & Sweeps	\$		

Capital Reserve & CD	\$
Total Delinquencies 12/31/21	\$

Delinquent Account Status as of *December 31, 2021*: Not updated by PCI

Community Discussion: Homeowners have 10 minutes to speak

Carol pointed out that a washer and dryer have been sitting out in front of Building #2 for more than 5 days, already. Homeowners are not allowed to store items in common areas, especially in the driveway. Andrea said she would ask Len to follow up with that unit owner. It was also discussed that mattresses, furniture and other garbage from residents was being left outside the garbage dumpsters. It was also noted that garbage was being placed into the recycle bins. The need for cameras was also brought up. It is still being researched. Edna asked for the clubhouse front door to be adjusted so that it fully automatically closes each time we open it. Kris asked for the housekeeping vendor to sweep up the garbage/recycling areas as they are required to. It was also brought up that the crew from Steadfast was video recorded stomping on our landscaping in order to place their ladders near the building. We want to have our new manager talk to them about treating our plants more gently. The new Trestle online system was discussed. There were glitches while creating some accounts but we're excited to have this new set of tools. The Pet Stations were discussed and why the bids were different. Kris was concerned that we get some of these done soon, so that dog owners can walk safely in Winter. Curtis suggested we get a bid from Northwest Maintenance Services, to see if his abilities and prices were appropriate for this kind of project. It was agreed that the Board will follow up with the new manager on that.

Old Business:

1. Dryer vents were being cleaned from outside the buildings by Miracle Vent on January 27 and 28. Notices had been posted.
2. Tree trimming and removals: Per the Board's request to get additional bids, Davey Tree was asked to revise their bid to match the scope outlined by the other bidders. Bids do not include tax. Davey: \$12,550. Andy's: \$8,775. Devoted Tree Service: \$8,100.
3. We received the payment of \$2,400 from Greentown Landscaping as reimbursement for the costs we incurred to have the irrigation system repaired by another company.
4. #4-103 Kitchen Rebuild from Water Damage: The foundation cracks were repaired, and the new cabinets are being installed January 28 by Steadfast Construction.
5. Building #4 Vehicle Strike Repairs: Our insurance carrier is still in negotiations to recover our costs to repair the building, approximately \$36,000.

6. Pet Potty Stations: We received 3 bids to build these; Pete Paulsen (handyman) \$688.34. Greentown Landscaping \$2,190. And Brookstone Landscaping \$3,883.14.
7. AAA Fire Protection Project #19459: Repairs to the fire suppression system have been approved by the Board. We have sent them a 50% deposit and the compressors have been replaced on buildings #15 and #16. Further repairs in other buildings will be scheduled by our new management.
8. Steadfast Construction continues to replace the most urgently rotted stairways; at #16-301, #15-302, #13-303, and #1-301 are almost completed and #13-301 will start on February 9. They are also finishing up work on the compressor closets as well inspecting damage on the deck #4-203.
9. Water Damage from #9-201 into #9-101: Len reported that the insurance company for 201 has denied liability because of their misinterpretation of the amendment. The HOA is not financially involved. Len recommended that the owner of 101 sue the owner of 201 to recover costs of repair. Plumbers have documented that faulty insulation of the tub in 201 was the cause of the leak.

That was the end of Len's updates. We thanked him for his work for our community.

New Business:

1. (See Community Discussion)

Executive Discussion:

The Board continued their private discussion.

Adjourned at 8:00 PM

Next meeting: HOA Board Meeting 6:00 PM Monday February 28. The online link will be provided on Mercerpark.org for those who want to attend.

Respectfully submitted by Susan Shoults