

# Mercer Park Condominium Association Board of Directors Meeting

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

**February 28, 2022**

**Attending (MS Teams Meeting);**

Juan Rodriguez, Property Manager (Trestle)

Stephanie Slone, Trestle Management

Andrea Burgess, President

Marielle Frager, Vice President

Curtis Johnson, Secretary

Lisa Erickson, Treasurer

Afreen Rahman, Board Member At Large

**Absent;**

All present

**Guests;**

Kris Seibel, 1-101

Travis Tonini, 15-101

Called to order: 6:11 PM

January 27, 2022 meeting minutes: Approved over email.

The new management team introduced themselves to the Board and the Board is excited to take advantage of some of their tools and processes.

**Financial Report:**

***January 31, 2022 financial report was not provided***

Total Operating Income	\$	YTD	\$
Total Operating Expenses	\$	YTD	\$
Transfers to Reserves	\$	YTD	\$
<hr/>			
Net Operating Income/Loss	\$	YTD	\$
Insurance Reserves	\$		

Cash in Checking & Sweeps	\$
Capital Reserve & CD	\$
Total Delinquencies 1/31/22	\$

**Delinquent Account Status as of January 31, 2022:** Not updated by property management

Stephanie pointed out that she will be reporting to the Board in March but we should consider that during the transition, there will be accounts that appear delinquent which are not.

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

Susan presented the idea of having another community-wide garage sale. Some concerns were asked about but there was no objection. Susan agreed to spearhead the project.

**Old Business:**

1. (See New Business)

**New Business:**

1. Stephanie and the Board discussed the financial procedures and accounts and the expectations. A sweep account will be set up and CDs will only be purchased for short terms because of the expected rate increases. She also requested a meeting with their financial team to discuss the goals and expectations. Marielle requested they offer up some options of meeting dates, from which to choose.
2. Juan began discussing the online reports and the community-wide email alert of fire alarm issues. It seemed to work very well. He also pointed out their policy of proceeding with repairs and problem solving within their scope of work, if it's less than \$1500., then they will go ahead and take care of it. This foregoes any delays for approvals on tasks that the Board would be expected to approve.
3. Deck Repair at #4-203. Steadfast Construction will be continuing the work, but the Board will need to provide Trestle and Steadfast the direction for proceeding. The estimate only covered that deck, but we want to replace all the decks on that building that are in the worst condition. The revised estimate will need to include more decks and we will need to assess where it fits in the priority list.
4. Landscaping vendor search. Juan asked for input regarding scope of work and expectations from the bidders. The current vendor dropped the ball on many of the issues. Kris pointed out that the landscaping committee had come up with a detailed list

of desired maintenance. She said they took a lot of notes but that she didn't consider it a final report. Juan asked that the notes to be emailed to him so that he can get a jump on meeting our needs.

5. Tree Removal – there is a tree leaning, more and more each year. \$10,000 is the estimate provided by Davey Tree for this year's service. Apparently, it's near power lines and Davey Tree may be the only local arborist that is licensed to trim or remove trees near power lines. If it were leaning on lines, PSE would take it down. Stephanie will investigate, evaluating if it needs to be removed if it can simply be trimmed, instead. Curtis requested a walk-around with Trestle to discuss the items with which we had already become concerned.
6. Stephanie reported that they have received several boxes of documents from the previous manager and offered to either go through them and pull out what is needed or storing the boxes. Curtis pointed out that we have some storage space available. Stephanie emphasized that they (Trestle) are a mostly digital office and keep very little paper, on hand. Curtis noted that we had been contemplating scanning old documents for future access. Kris asked if they could make a point of keeping the building plans and boundary info.
7. The Annual Owners meeting is always in March. Curtis pointed out that we have a website where we post the Minutes and announcements. He suggested Juan check out the recording of our last budget meeting, to help get caught up. March 28 was chosen for the next Board meeting and Annual meeting. Trestle will send out emails and mail asking for Board nominations. Afreen said she will be stepping down after this year. Marielle said she will be selling and moving this year.
8. AAA Fire has completed their inspection.
9. Curtis let us know that he and Juan had talked about the decks and siding and other upcoming plans. Then he talked about a walk-around he had taken in 2019 to get an idea of how many decks we have and what would be needed. We had them inspected to determine how many are compromised by rot and need replacement and how soon. It appears we will need to replace 20-30 decks each year for the next few years. Steadfast recommended we don't replace them in piecemeal but do all of them on one building at a time, for efficiency's sake. It will be a cost savings. Curtis showed us his tabulation of which decks were in most dire need of replacement, to those which can wait another year or 2. He covered the materials and deck coatings that were used and that there were things we still don't know. Juan asked what our plan is to pay for it. Curtis pointed out that we don't need special assessments at this time. We have reserves to use. We will also need to replace the siding. We might be able to do it as we replace the decks, as a cost efficiency as well. The Board will request additional estimates. The Board will meet to discuss it on March 17, Juan will join them.
10. Then the Board and Juan discussed a walk-around date. March 10 at noon.
11. Then Kris brought up some concerns regarding the stringer construction. Specifically, nail clean up.

12. The Board decided to continue using MS Teams as the meeting platform.

**Executive Discussion:**

None.

Adjourned at 8:10 PM

**Next meeting: HOA Board Meeting 6:00 PM Monday March 28. The Annual Owners meeting will begin at 7:00 PM**

**The online link will be provided on Mercerpark.org for those who want to attend.**

Respectfully submitted by Susan Shoults