

Mercer Park Condominium Association Board of Directors Meeting

www.mercerpark.org

March 28, 2022

Attending (MS Teams Meeting);

Juan Rodriguez, Property Manager (Trestle)

Andrea Burgess, President

Marielle Frager, Vice President

Curtis Johnson, Secretary

Lisa Erickson, Treasurer

Afreen Rahman, Board Member At Large

Absent;

All present

Guests;

Elizabeth Dickenson, 15-102

Jim Rapenot, 15-102

Karla Moreno, 11-302

Called to order: 6:07 PM

February 28, 2022 meeting minutes: Approved over email.

Financial Report:

February 28, 2022

Investments and sweep accounts: Juan brought up the fact that some new accounts would be opened, and the Columbia account will need an address change. A meeting with the accounting lead and the Board will be scheduled for after the new Board member is elected.

Mercer Park Condominiums Association
Balance Sheet
2/28/2022

	Operating Fund	Replacement Fund	Total
Assets			
<u>Cash-Operating</u>			
10000-00 - Cash, Operating, Checking	\$195,998.97		\$195,998.97
10100-00 - Cash, Operating, Checking, Prior Manager	\$5,214.22		\$5,214.22
10300-00 - Cash, Operating, Sweep, Columbia Bk, Prior Manager	\$48,454.01		\$48,454.01
10500-00 - Cash, Operating Insurance, Columbia Bk, Prior Manager	\$6,670.54		\$6,670.54
<u>Total Cash-Operating</u>	\$256,337.74		\$256,337.74
<u>Cash-Reserve</u>			
12100-00 - Cash, Reserve, Columbia Bk, Prior Manager		\$144,910.20	\$144,910.20
12200-00 - Cash, Reserve, CD, CIT Bk, 12 M 03/05/22		\$77,436.46	\$77,436.46
12250-00 - Cash, Reserve, Umpqua Bk		\$97,079.85	\$97,079.85
12350-00 - Cash, Reserve, Columbia Bk DDM		\$778,660.81	\$778,660.81
<u>Total Cash-Reserve</u>		\$1,098,087.32	\$1,098,087.32
<u>Current Assets</u>			
16000-00 - Accounts Receivable (Member)	\$16,666.17		\$16,666.17
16200-00 - Prepaid Insurance - Jul	\$15,147.87		\$15,147.87
<u>Total Current Assets</u>	\$31,814.04		\$31,814.04
Assets Total	\$288,151.78	\$1,098,087.32	\$1,386,239.10

Total Delinquencies 2/28/22

\$

Delinquent Account Status as of February 28, 2022: Not officially updated by property management because we're still transitioning to a different payment destination. Numbers will be made available after March 15. Unofficially, it's about 38 accounts that are late.

Community Discussion: Homeowners have 10 minutes to speak

There was more discussion about the suggested community garage sale. Jim asked about the lights that were out in the entry drive. He suggested getting an electrician to determine why the lights are not coming on at the right times. He also mentioned that the air compressors are coming on, very frequently. Juan said AAA has been trying to get the right valve to repair it.

Old Business:

1. Stringers and deck replacements – Juan met with Isiah from Steadfast Construction and has not yet received the estimate for the next 57 structures to be replaced.
2. Entry tree removal – Emergency approval via email with Kemp West.
3. Dog potty station project – The Board is awaiting a bid from Trestle’s handyman
4. Building 4 Damage – Geico is the carrier for the driver whose car rolled into the building 4 garage. They say that the coverage maxes out at \$50k and the HOA costs are already at \$46k and the insurer is asking for a settlement. There are 5 other claimants that are also owed money for damages. The Board said “no”.

New Business:

1. Landscape Maintenance vendor search - The companies supplying bids are Earthworks, Eastside Land Care, and Brightview
2. Janitorial Service vendor search - The 3 bids are
 - \$339 /week or \$1,469/month from Sound Cleaning
 - \$322 / week or \$1,395/month from Simply Clean w a \$581 start up
 - \$319 / week or \$1,385/ month from Pacific Cleaning

Since the bids are higher than what our current vendor is charging, the Board is in favor of asking the current supplier to meet the standards they agreed to and give them a schedule in which to make those improvements.

3. Extinguisher Service – AAA completed their service in the week of 3/21
4. Tree trimming and removal plan – We have requested a 3 to 5 year plan from Brightview which will include geo tags and species as well as estimates for service required. We have also requested an edited response from Davey for the 5 trees in most urgent need of service. Lisa moved to have the 2 most urgent trees removed. Marielle seconded. After some discussion, the motion did not pass. The Board asked to review upcoming bids for the rest of the medium risk trees, for trimming and removal. Karla talked about the tree behind her building and how it is now providing too much shade, which is adding to the deck rot issue.
5. Andrea asked for the faucet covers to be removed and that the manager usually has their handyman do it.

Executive Discussion:

To be held after the Annual HOA meeting

Adjourned at 6:59 PM

Next meeting: HOA Board Meeting 6:30 PM Wednesday April 27.

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

Respectfully submitted by Susan Shoults