

**Mercer Park Condominium Association
Board of Directors Meeting Agenda
May 23, 2022, at 6:30pm**

Call to Order

1. Present board members: Marielle, Curtis, Kris, Andrea, Lisa
2. Present owners – Sean Sabin, 1-302
3. Absent – Juan, Trestle PM (family emergency)

Meeting Minutes Approval

1. April 2022 via email

Financials

1. Assets	
Cash-Operating	
10000-00 - Cash, Operating, Checking	\$156,868.73
10100-00 - Cash, Operating, Checking, Prior Manager	\$5,214.22
10500-00 - Cash, Operating, Insurance, Columbia Bk	\$6,672.98
Total Cash-Operating	\$168,755.93
Cash-Reserve	
12000-00 - Cash, Reserve	\$47,373.28
12100-00 - Cash, Reserve, Columbia Bk	\$144,920.79
12150-00 - Cash, Reserve, Columbia Bk Sweep	\$104.00
12200-00 - Cash, Reserve, CD, CIT Bk, 12 M 03/04/23	\$77,436.46
12250-00 - Cash, Reserve, Umpqua Bk	\$97,079.85
12350-00 - Cash, Reserve, Columbia Bk DDM	\$827,330.59
Total Cash-Reserve	\$1,194,244.97

2. Accounting meeting – Update
3. Signature cards for IRS -
a. Action item – Lisa awaiting BOD position selection and Juan will resend.
4. Delinquency totals \$13,131.82 as of end of April.
 - a. One account in collections - \$2,397.03. Prelien demand letter sent
 - b. **Action item – Ask Trestle to follow-up on owners who haven't transitioned payments to Trestle**

Open Forum – 10 minutes

1. Complaint about truck under repair blocking garages on weekends. Residents advised to speak with owner to come to resolution.
2. 7-303 still has tarp affixed to deck railing.
Action item – follow up w/ Trestle to see if warning letter sent
3. Kris asked to paint yellow cement walls by her door. Asked about painting railings – board agrees needs to be done complex-wide.

Old Business

1. Landscape changes
 - a. Brightview - \$3,282 monthly
 - b. Eastside - \$1,725 monthly
 - c. Earthworks - \$3,850 monthly

Action item – did Trestle ask Greentown to clean up by #1, cut up tree and blackberry branches, all in same pile. Kris will confirm. Residents not happy with leaf blowers used on 2nd floor landings, as

blows everything down to the first level. Need to bag up debris and not just blow into piles that wind breaks up. Ensure they don't come on Saturdays. Still on probation.

2. Janitorial
 - a. Spoke w Mercury. Onsite walk invitation.

Giving them another 1-2 months probation

3. Stairs
 - a. Deposit set up to Steadfast.
 - b. Request planning meeting with BOD
4. Decks
 - a. Isaiah responded to discrepancy message from BOD
 - **Outstanding – some pictures aren't correctly matched up w/ units**
 - **Some cat3 decks don't need to be done (some completed)**
 - b. Update from planning and budget discussion
 - **Action item – get new estimate based on updates**
 - **Budget discussion – we'll wrap financing this project into end-of-year budget discussions once we have full idea of cost and scope. Some members expressed concern with high rate of inflation on materials costs. Need another executive session.**
5. Dog stations
 - a. Brookstone - \$3,883
 - b. Greentown - \$2,190
 - c. MSNW to deliver bid for meeting - \$4,426

Action item – need to narrow down how many stations we want. Kris will redo document and send to board. Then we'll ask Greentown to re-bid. Bids are just for gravel, will be additional cost for signage.

6. Clubhouse walkway
 - a. Steadfast ramp to clubhouse \$71,632
 - b. Archadeck preparing bid
 - c. NW Maint preparing bid
7. ACC requests
 - a. 10-103 floors and counter

Need blueprints, name of licensed/bonded contractor

8. Reserve approval to Schwindt.
 - a. Board may move past previous unapproved studies.

New Business

1. Roof and gutter cleaning
 - a. Interlake - \$13,820 (\$5,410 now, \$8,410 Nov/Dec)
 - b. First Choice - \$3,071 per visit
 - c. ProClean - \$3,047 per visit (\$3,390 with moss treatment)

Result – Lisa made motion to accept ProClean w/ moss treatment, Curtis seconded. All voted in favor.

2. Sand/paint all railings

Board discussed, a 2018 bid was close to \$30k. We'll be replacing lots of decks and stringers so don't want to paint those that will soon come out. Our siding is also dirty but it's expensive to clean. Some railings are peeling and need the paint stripped first. Needs further discussion.

3. Board discussed parking issues and enforcement.

Action item – ask Trestle for cost options for sending notifications (email vs. letters) to residents (fines, warnings, etc.)

Next meeting: 6/20 @ 6:30pm.

Executive session for deck discussion: 6/6 @ 6:30pm

Adjourned 8:10pm