

**Mercer Park Condominium Association
Board of Directors Meeting Minutes
July 18, 2022, at 6:30pm**

Call to Order at 6:30 pm

Board attendance: Kris, Lisa, Andrea, and Curtis

Additional attendees: Juan Rodriguez, Carol Buck 8-201

Meeting Minutes Approval

1. June 2022 reviewed via email
 - a. It was motioned by Kris and Second by Lisa to approve June minutes. No objections.

Financials

1. Assets

Cash-Operating	
10000-00 - Cash, Operating, Checking	\$164,688
10100-00 - Cash, Operating, Checking, Prior Manager	\$289
10500-00 - Cash, Operating, Insurance, Columbia Bk	\$6,674
Total Cash-Operating	\$171,652
Cash-Reserve	
12000-00 - Cash, Reserve	\$313,011
12100-00 - Cash, Reserve, Columbia Bk	\$144,928
12150-00 - Cash, Reserve, Columbia Bk Sweep	\$94
12200-00 - Cash, Reserve, CD, CIT Bk, 12 M 03/04/23	\$77,436
12250-00 - Cash, Reserve, Umpqua Bk	\$97,079
12350-00 - Cash, Reserve, Columbia Bk DDM	\$502,487
Total Cash-Reserve	\$1,135,036
2. Signature cards still outstanding
 - a. The CIT Signature cards were signed and returned.
3. Separate accounts managed by BOD outside of Trestle CIT accounts as extras cost.
 - a. The Board will begin process to transfer funds from Umpqua account to cover Steadfast invoices.
4. Delinquency totals \$ 13,777 as of end of June
 - a. No action needed from Board.
 - b. Juan to request status updates from attorney on active collections accounts.
 - c. Board to discuss at Executive session on 8/25
5. Upcoming expenses
 - a. Juan to discuss scheduling and invoices with Steadfast on stairs so funds are available.

Open Forum – 10 minutes

Carol noted a vehicle near her unit looks inoperable. Juan requested a photo of the vehicle if possible.

Carol asked for weeds to be addressed near the clubhouse and noted there has been several items dumped in the community trash enclosures. Items dumped should be reported to Juan for removal and the weeds will be addressed with Eastside.

The Board requested a tenant info form to be shared and returned by the end of August. Juan to begin collecting updated tenant info.

Old Business

1. Landscape changes
 - a. Walked w Eastside. August 1st start date
 - b. Eastside to provide extra service to make up for lack of Greentown service in July.
2. Stairs / Decks w Steadfast
 - a. Stairs starting July
 - b. Decks next project w Steadfast
3. Dog stations
 - a. Kris provided locations for update.
 - b. NW Bid at \$3,884
 - c. Eastside bid pending
4. Clubhouse walkway
 - a. Steadfast \$71k replace – Preparing bid to repair
 - b. Archadeck \$74K replace – Preparing bid to repair
 - c. McLeod Construction \$68K replace – \$11k repair
5. Reserve approval to Schwindt.
 - a. 1st draft prepared. Board will hold a separate review session to be scheduled by the Board.
6. Painting Railings
 - a. Bid request to Color and Arches, 360 Painting, TransBlue and NW.

New Business

1. Soft wash and siding
 - a. Board requested additional bids for washing separate from the railing paint project.
 - b. Juan to gather additional bids.
2. Open Board position
 - a. The Board will open the call form volunteers to all owners. The cut off for nominations will be August 15th with the Board reviewing the matter at the August meeting.

Executive Session: To be held on 8/25 to discuss delinquencies.

Adjourn at 7:45 pm

Next meeting date: August 29th at 6:30 pm via Microsoft Teams