

**Mercer Park Condominium Association
Board of Directors Meeting Agenda
October 24, 2022, at 6:30pm**

Call to Order: 6:36pm

Attendees: Board: Andrea, Kris, Curtis, Lisa, Juan (Trestle); **Owners:** Travis Tonini, Carol Buck, Sean Sabin

Meeting Minutes Approval

1. September 2022 approved via email

Financials September 2022

1. Assets

Cash-Operating

10000-00 - Cash, Operating, Checking	\$126,460
10500-00 - Cash, Operating, Insurance, Columbia Bk	\$6,676

Total Cash-Operating **\$133,137**

Cash-Reserve

12000-00 - Cash, Reserve	\$229,613
12010-00 - Cash, Reserve, CIT ICS	\$300,069
12100-00 - Cash, Reserve, Columbia Bk	\$144,939
12200-00 - Cash, Reserve, CD, CIT Bk, 12 M 03/04/23	\$77,698
12150-00 - Cash, Reserve, Columbia Bk Sweep	\$94
12350-00 - Cash, Reserve, Columbia Bk DDM	\$242,609

Total Cash-Reserve **\$1,128,159**

2. Delinquency totals \$9,108 as of end of 10/24
 - a. 8 accounts total
 - i. 1 in collections
 - ii. 1 over 1k
 - iii. 2 \$500 – \$1000
 - iv. 3 under \$500
 - b. Budget Update – Board needs to finalize by end of month so notices for approval meetings can go out to owners. Tentatively planning 11/28 at 7pm for ratification meeting. Board will decide closer to date if regular board meeting also needed.

Open Forum – 10 minutes

Travis asked about ballpark dues increase. Sean asked about why his door was sprayed and questioned amount sprayed – was monthly pest control service. Juan requested they not spray doorknobs and cameras and is waiting to hear what chemicals were sprayed. Also requested they provide notice of service to residents and to not overspray areas. Carol complained about front entryway plants not looking good.

Old Business

1. Landscape updates
 - a. Dog Stations – Set for Nov per Dan
 - b. Irrigation – Shut down for season, haven't blown it out yet.
 - c. Fountain – There is power to monument now, but a break to pump. -Board will decide in Spring whether to repair.

Kris asked about Styrofoam covers over faucets. Juan will have their maintenance company place them. Lisa asked that landscapers stick to a regular day of the week. They're usually here Thursday but came on Weds. last time. Lisa asked that janitorial service clean leaves out of trash enclosures (this is part of their contract). Carol complained about trash around enclosure across from #5.

2. Stairs / Decks with Steadfast
 - a. Deck permits complete awaiting schedule
 - b. Complaints on stair work – general mess, big debris piles/trash left out, dirty handprints on buildings. Steadfast will coordinate a full cleanup when all are done. Juan will ask them to address debris that's an eyesore or poses a danger meanwhile. Carol asked about their working hours.
3. Clubhouse walkway
 - a. Approval to NW / Starting this week potentially. -Should be a 4-5 day job, hope to finish in one week. Curtis asked questions on how it will be constructed, Juan will get more details and have their contact reach out to him.
4. Fire inspection
 - a. 11/9 will be second round, no charge to owners. -Compressor approved for #12 that's still in the works. We'll need to put in an enclosure to house it, Juan has asked for size specs. Juan will get cost estimate.
5. Emergency services / water loss / insurance claim process
 - a. On calendar for after budget season. -Trestle needs time to create this. Will be a PDF for homeowners that makes process easy to understand.
6. Year-end services
 - a. Gutter roof and moss done last – Interlake out at end for 2021, done again in March/April with ProClean. Can redo w/ same scope, was about \$3k, will do after leaves done falling, so mid-late Dec.
 - b. Ice and Snow – do we want as-needed service or autopay option, which is more costly because there's a minimum. Juan sent info right before meeting so board needs time to review.

New Business

1. Homeowner insurance policies. -There is a clause in governing docs that requires homeowners to have insurance on their units. Does board want to collect info on this and ensure owners are covered? Trestle can do this but is a billable project. Board can discuss further over email whether want to pursue.

Adjourned: 7:53pm

Next meeting date: Ratification meeting tentatively scheduled for 11/28 at 7pm