

**Mercer Park Condominium Association
Board of Directors Meeting Agenda
January 26, 2022, at 6:30pm**

In Attendance: Trestle – Juan. Board - Lisa, Curtis, Kris, Andrea. Owners - Elizabeth Dickensen (15-102).

Call to Order: 6:35pm

Daniel Stein, attorney representing HOAs, presented on seeking recovery on water damage to stairs/decks. They make claims with past and present insurance companies and proposed looking at our past records to see if we have a case. They do analysis, meet with board, then we decide if want to move forward. They need 30-60 days to do analysis after they get documents. Sounds like pursuing siding may be better than stairs/decks.

Meeting Minutes Approval

1. October 2022 approved via email

Financials December 2022

1. Assets

Cash-Operating	
10000-00 - Cash, Operating, Checking	\$126,778
10500-00 - Cash, Operating, Insurance, Columbia Bk	\$6,679
Total Cash-Operating	\$133,458
Cash-Reserve	
12000-00 - Cash, Reserve	\$50,654
12010-00 - Cash, Reserve, CIT ICS	\$500,660
12100-00 - Cash, Reserve, Columbia Bk	\$144,972
12200-00 - Cash, Reserve, CD, CIT Bk, 12 M 03/04/23	\$77,785
12150-00 - Cash, Reserve, Columbia Bk Sweep	\$94
12350-00 - Cash, Reserve, Columbia Bk DDM	\$242,671
Total Cash-Reserve	\$1,016,839
2. Delinquency totals \$9,467 as of end of 12/31
 - a. 7 accounts total
 - i. 1 in collections
 - ii. 1 over 1k
 - iii. 2 \$500 – \$1000
 - iv. 3 under \$500

Curtis motioned, Lisa seconded, to pursue personal judgement and foreclosure on unit 10-201, which is already in collections. There were no objections and the motion passed.

Open Forum – 10 minutes

No topics presented.

Old Business

1. Landscape updates
 - a. Dog Stations – Wrong signs used by ESLC.

Need 4 matching replacement signs that match what was specified in project plan. The board agreed that the area by B5 needs to be moved because the rail trail will be going in that location. We'll ask Dan to relocate the existing B5 signpost to the pet station between #7 and #13, which didn't get a new sign (there is an existing sign hanging off the dumpster but we want all areas to match so it's clear where dogs can go). The board will need to update the house rules to specify that pet areas are the only areas pets can potty in. We'll make signs to post in clubhouse and send out an email to inform homeowners.

2. Decks w Steadfast
 - a. Awaiting schedule / Permits complete with Depew
3. Clubhouse walkway
 - a. Supplier meeting with NW onsite to discuss application limitations.

With cold weather coming up may be delayed

4. Emergency services / water loss / insurance claim process
 - a. Project Office Involvement

Trestle expanding team that will handle this and are working on updated documents.

5. 2023 Maintenance Planning
 - a. Building wash – soft wash
 - b. Pressure wash and paint railings
 - c. Irrigation inspection and start up

Juan recommends hiring someone to put together a scope for building wash and wash/paint railings that then gets sent out for bids. Last year we didn't standardize the work and bids were all over the place. Board members will do walkaround to identify building sides to be washed.

Executive Session: none

Set next meeting date: 2/27/23 @ 6:30pm

Adjourned: 8:24pm