

**Mercer Park Condominium Association
Board of Directors Meeting Agenda
February 27th 2023 at 6:30pm**

Call to Order 6:34

Attendees: Board - Andrea, Curtis, Juan (Trestle), Lisa, Kris; Residents - Travis Tonini 15-101, Carol Buck

Meeting Minutes Approval

1. January 2023 approved via email

Financials January 2023

1. Assets

Cash-Operating	
10000-00 - Cash, Operating, Checking	\$133,128
10500-00 - Cash, Operating, Insurance, Columbia Bk	\$6,680
Total Cash-Operating	\$139,809
Cash-Reserve	
12000-00 - Cash, Reserve	\$76,009
12010-00 - Cash, Reserve, CIT ICS	\$428,886
12100-00 - Cash, Reserve, Columbia Bk	\$144,990
12200-00 - Cash, Reserve, CD, CIT Bk, 12 M 03/04/23	\$77,815
12150-00 - Cash, Reserve, Columbia Bk Sweep	\$94
12350-00 - Cash, Reserve, Columbia Bk DDM	\$242,692
Total Cash-Reserve	\$963,468
2. Delinquency totals \$12,285 as of end of 01/31
 - a. 10 accounts total
 - i. 1 in collections
 - ii. 2 over 1k
 - iii. 3 Under \$1,000
 - iv. 5 under \$500
 - v. 2 under \$100

3. Reserve Recommendations from Accounting

Recommendations are to open one jumbo CD account and use a laddered 3-6-12 approach at another bank. Curtis reviewing additional rates at other banks, but that will take extra board member time to manage and likely not worth the small extra gain in interest (~\$1800/yr). There is a \$10/month fee per account to use a non-Trestle relationship bank so we want to consider closing those accounts (Columbia). Board agreed to move forward with the recommendations. ACTION ITEM: board needs to close Columbia accounts. Curtis will do this.

Open Forum – 10 minutes

Rodents have been spotted at #1 and elsewhere in a resident's garage. Ants have also been reported. Juan will reach out to pest control company.

Old Business

1. Landscape updates
 - a. Bark mulch / Beds being prepped
 - b. Irrigation inspection and start up / Spring

Juan asked Dan (owner of landscape company) when work will start. Board followed up on pet area signs – wrong ones installed, sign by #5 needs to move. Kris will work on signage to inform residents. Carol complained about moss at entryway to clubhouse and scuff marks on front door (can we get a kickplate). The hydraulic closer is also leaking. Juan will have NW Maint. install kickplates on both doors and check the leak. Lisa requested a shelf support in the office closet. Kris requested a weather-resistant lock for the shed. Kris asked that NW Maint. do all this in one trip so we don't get separate travel charges. Kris asked why we were charged for knee pads from NW Maint. on the Jan. bill. Juan will look into this charge. Curtis brought up setting out bags of compost that residents can use to compost their own areas. Juan will check on the cost for Dan to do it. Carol mentioned that compost needs to be tilled into soil and not just spread on top of dirt. Kris and Carol asked about the dead plants in the large pots at the clubhouse entrance.

2. Decks w Steadfast
 - a. Isaiah has contact info
 - b. Stein being kept up to date

Juan has a call with both tomorrow at 10am to discuss updates. We'll ask Steadfast to protect the driveway from paint splatters when they start deck replacements. We have a couple areas around the complex where the driveway has been stained with oil and paint in front of resident garages that we need to have cleaned up.

3. Clubhouse walkway
 - a. Ongoing weather delays
4. Stein / Insurance Claim
 - a. Docs being collected and organized

Board members cleaned up the office and prepared files for Stein's courier. Board will look at digitizing old documents once Stein returns the boxes.

5. 2023 Maintenance
 - a. Building wash
 - i. SparkleWash 2023 update \$22,834
 - b. Paint
 - i. Single scope to be prepared before bids
 - c. Dryer Vents
 - i. Miracle Vents \$2,283

Juan and SparkleWash recommended cleaning all sides of all buildings, as they haven't been done in awhile. Juan has used SparkleWash at other communities and recommends them. Paint should follow shortly after. Kris asked that pressure washing happen before spring so owners don't have to move heavy plants/pots indoors. Andrea asked for the quote to include pressure washing concrete staircases down to first floor units and concrete decks on 1st floor units. Curtis asked for those costs to be added separately to assess the added cost. Board asked that the quote ensures we aren't washing decks that are going to be replaced soon.

Trestle is working on the scope for the painting project so we can ensure companies will all be bidding on the same, standardized work rather than each giving their own recommendations. Carol asked that the scope ensures properly prepping the wood before painting. Kris asked about painting the stucco walls on foundation areas by front entrances but the board questioned the expense.

Dryer vent proposal – Miracle Vent is well-priced per Juan. Juan says an annual cadence is typical. Board approved the proposal. Juan will send a notice to residents once the work is scheduled.

New Business

1. Storm water system – Scope still being developed
 - a. Catchall – \$13k with repairs
 - b. Aqualis – Bid TBD
 - c. Davidson-Marci – \$2,995 + approx. \$1,500 in disposal

City notified us we have until the end of July to do this work. Repairs include the asphalt around where the basins are set. About \$8k is repairs and the rest is clean-out. Juan will ask to have the costs split out for repairs vs clean-outs. Still waiting on the 3rd bid, as they need to visit the property. The board clarified that these are drains inside the complex and not on 118th.

2. Annual Meeting
 - a. March 27th

Juan will send out notices. We'll have three open board positions. Juan expressed his appreciation for the involvement and responsiveness of the current board.

Executive Session: none

Adjourned: 8:16pm

Next meeting date: Annual meeting is March 27th