

**Mercer Park Condominium Association
Board of Directors Meeting Agenda
April 24th 2023 at 6:30pm**

Call to Order

Meeting Minutes Approval

1. February 2023 approved via email

Financials December 2022

1. Assets		
Cash-Operating		
10000-00 - Cash, Operating, Checking		\$150,091
10500-00 - Cash, Operating, Insurance,		\$6,670
Total Cash-Operating		\$156,762
Cash-Reserve		
12000-00 - Cash, Reserve		\$98,803
12010-00 - Cash, Reserve, CIT ICS		\$500,124
12101-00 - Cash, Reserve, Columbia Bk		\$145,063
12140-00 - Cash, Reserve, Columbia Bk Sweep		\$104
12350-00 - Cash, Reserve, Columbia Bk DDM		\$19
12351-00 - Cash, Reserve, Umpqua Bk DDM		\$242,710
Total Cash-Reserve		\$986,825

Transfer funds: Curtis will work with Columbia (now Umqua bank) to close accounts and transfer funds to CIT (the accounts recommended by Trestle).

2. Delinquency totals \$13,695 as of end of 03/31
 - a. 10 accounts total
 - i. 1 in collections
 - ii. 2 over 1k
 - iii. 4 under \$500
3. Reserve investing -extra charge on Trestle side for admin

Attendee:

Curtis, Kris, Juan, Lisa-Board members and Andrea later

Lisa Brown (Prof) 8-101

Sean Sabien: 1-302

Jim Rapanot: 15-102

Travis Tonini 15-101

Elizabeth Dickinson 15-102

Open Forum – 10 minutes

Prof-as new resident where does she go? Juan

Old Business

1. Board Elections
 - o (2)–3 year seat: Curtis and Sean were elected (2026)
 - o Jim-2-year term (2025)
2. Decks w Steadfast
 - a. Hold for update from SSS
 - b. Insurance claims hidden behind everything. Don't want to move too quickly and larger claim. On same page with contractor.
3. Clubhouse walkway
 - a. Weather pending / completion ETA this week
4. Stein / Insurance Claim
 - a. Update from Daniel
 - b. Cover in executive session
5. 2023 Maintenance
 - a. Paint
 - i. Scope pending from Steadfast-met last week with Steadfast. Open to rot and do their own responsibility. Painting and shop around with what suggestion. Scope is bare HOA responsibilities-railing on wood/any exterior wood not identified as owner responsibilities. Garage doors, doors, etc. on left has old paint. Good to give costs without 52 decks not done. Base bid-stair replacement. Protection of wood. Garage door that needs painting-if owner responsibility in disrepair and give timeline. Educate home owners to the color paint code. Soft wash: siding is dirty. Juan: Have pricing and can pull trigger on that. Tied together with paint.
 - b. Dryer Vents
 - i. Scheduled May 9 and 10

New Business

Executive Session: If needed

Adjourn

Set next meeting date