

**Mercer Park Condominium Association  
Board of Directors Meeting Agenda  
May 22nd 2023 at 6:30pm**

**Call to Order**

**Attendees:**

Juan Rodriguez - Property Mgr  
Lisa Erickson - Board Member  
Curtis Johnson - Board Member  
Sean Sabin - Board Member  
Jim Rapanot - Board Member  
Kris Seibel - Board Member  
Carol Buck – Home Owner  
Elizabeth Dickinson - Home Owner  
Travis Tonini – Home Owner

**Meeting Minutes Approval**

1. April 2023 - minutes had not been reviewed/approved yet

**Financials April 2023**

1. Assets

Cash-Operating	
10000-00 - Cash, Operating, Checking	\$142,661
10500-00 - Cash, Operating, Insurance,	\$6,670
 Total Cash-Operating	 \$149,331
 Cash-Reserve	
12000-00 - Cash, Reserve	\$124,002
12010-00 - Cash, Reserve, CIT ICS	\$500,391
12101-00 - Cash, Reserve, Columbia Bk	\$145,098
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	 \$1,012,357

2. Delinquency totals \$16,386 as of end of 04/2023
  - a. \$4,062 as of May 22nd
  - b. 7 accounts total
    - i. 2 over D1 between \$1400 and \$2k
    - ii. 6 at \$500 or less
    - iii. 1 to write off \$135 from prior mgmt
      1. \$70 original left over balance with late fees.

Juan suggested writing off the \$70 balance left over from previous management. The unit was sold. Chasing down this fee will cost more than the \$135 fee.  
Lisa motioned, Curtis, Jim and I agreed.

3. Reserve investing

### Open Forum – 10 minutes

- Carol - black car parking in front of garage, safety\blocking issue
- Carol - speeding cars
- Lisa - constant barking dog (Juan is sending a notice out)
- Kris - Planters in front of clubhouse haven't been planted yet
- Lisa - Asked about the irrigation, Dan said it's 3 days a week. Juan will follow up with Dan to find out the schedule. Juan also said we could do a landscaping walk, he will get with Dan to see what dates would work.

### Old Business

1. Decks w Steadfast
  - a. Hold for decision from SSS
2. Clubhouse walkway - Juan asked if any of us had any input on the walkway being done, if there are any concerns, no one on the board had taken a close look yet..
3. Stein / Insurance Claim
  - a. Pending Board decision - Juan asked if we wanted to move forward, Curtis made a motion and Sean made second, no objections
4. 2023 Maintenance
  - a. Paint
    - i. Full scope for all including doors \$307k
    - ii. Revision without doors pending.

Curtis said this is the highest bid we've ever had for painting. Juan said we just want to use this as our baseline bid to go out and get additional bids.

- b. Storm Basins and Road repairs
  - i. Clean out bids ready
  - ii. 3<sup>rd</sup> bid on repair pening

Juan - we have a deadline to get this done, we moved to use the lower cost vendors

### New Business

- Rodent issues, more are being seen. Building 1 - hearing them in the ceiling. Sean said previously we had issues when pest control wasn't keeping up with filling the bait boxes. Requested Juan follow up with pest control to make sure they are baiting them on a regular basis. Possible the rat urine/droppings smell like ammonia (Kris - I googled this after the meeting and found that rat/mouse urine and droppings can smell like ammonia also dead decomposing rats can smell of ammonia)

### New board members, jobs

- Lisa president
- Curtis treasurer
- Kris secretary
- Sean member at large
- Jim member at large

### Executive Session: If needed

**Adjourn**

**Set next meeting date**