

**Mercer Park Condominium Association
Board of Directors Meeting Agenda
June 19th 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

Meeting Minutes Approval

1. May 2023 - [Approved](#)

Financials May 2023

1. Assets

Cash-Operating	
10000-00 - Cash, Operating, Checking	\$191,674
10500-00 - Cash, Operating, Insurance,	\$6,670

Total Cash-Operating \$149,331

Cash-Reserve

12000-00 - Cash, Reserve	\$49,339
12010-00 - Cash, Reserve, CIT ICS	\$600,391
12101-00 - Cash, Reserve, Columbia Bk	\$145,135
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

[Curtis will move the funds](#)

Total Cash-Reserve \$1,038,061

2. Delinquency totals \$2,495 as of end of May 2023
 - a. 6 accounts total
 - i. 1 at \$1641
 - ii. 5 at \$600 or less
3. Reserve investing
4. 2024 Reserve Study - [Juan asked if we had reviewed if not, ideally, we would approve this in the next 6 weeks.](#)

Open Forum – 10 minutes

- [Jim – rodent and ant issues – found some chewed up items in the garage, asking if we had any additional reports. Juan is recommending we take this out to bid with other vendors. - See additional notes in “New Business”](#)

Old Business

1. Decks w Steadfast
 - a. Steadfast working schedule. Coordinating subs and supplies – [Isaiah is reaching out to his subs, Juan will reach out when he has dates](#)
2. Stein / Insurance Claim
 - a. Moving forward with initial inspections bids pending [in doing initial inspections, next step is to approve the inspectors.](#)
3. 2023 Maintenance
 - a. Paint
 - i. Bid in hand Steadfast & Color and Arches from 2022 – [proposal was very high \(Steadfast\)](#)
 - ii. Additional RFP to painters – [we can ask if we can include a soft wash](#)
 1. Armadillo
 2. Townhouse Painters
 3. Jergens Painting
 4. Color and Arches revising 2022 rate and updating scope.
 - b. Storm Basins and Road repairs
 - i. Cedar Creek scheduled for 23rd and 26 [Juan said he didn't think they would need to block anything, waiting to hear what they are doing on each day before sending notices to the residents.](#)
 - ii. Macri Davidson doing clean out once Cedar complete

[We talked about cleaning the gutters, Curtis is going to check the gutters on building 6 if they don't look bad we will skip cleaning in June and just do the fall cleaning.](#)

New Business

1. Pest control
 - a. Saela response and performance – [Juan feels we should look at other vendors](#)
 - b. Bid requests - [Juan put bid requests out to 3 other vendors. Willards is coming out next week and he doesn't have a date on the other two.](#)

[Insurance Policy Renewal – we discussed earthquake insurance and EQ water damage. We all agreed with the same assessment](#)

[AAA – cost went up \\$4k since we got the bid in Sept 2022, no one had concerns with signing approval for this.](#)

[AAA – inspection in July will be buildings 3, 4, 5, 15 & 16 for dry heads.](#)

[Building 8 possible tree falling – Juan will follow up](#)

[Curtis – curb and parking lines need to be painted \(seal coat was 2018\). Juan suggested we start looking at it for spring 2024. Juan said he can have Cedar Creek look at it when they come out.](#)

[Jim – did the valve get changed out on the north side? Juan said it did get replaced.](#)

[Jim – fountain are we aborting it? Curtis said we could do a sprinkler instead of the fountain.](#)

Executive Session: If needed

Adjourn

Set next meeting date