

**Mercer Park Condominium Association
Board of Directors Meeting Agenda
September 25th 2023 at 6:30pm**

Call to Order - 6:36pm
Juan - Property Manager
Carol Buck - owner
Elizabeth 15-102
Jim board member 15-102
Sean board member 1-302
Kris board member 1-101
Curtis board member
Travis 15-101 owner
Andrea owner 13-102

Meeting Minutes Approval

1. August 2023

Financials August 2023

2. Assets

Cash-Operating

10000-00 - Cash, Operating, Checking	\$97,646
10500-00 - Cash, Operating, Insurance,	\$6,670

Total Cash-Operating	\$104,316
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Cash-Reserve

12000-00 - Cash, Reserve	\$130,482
12010-00 - Cash, Reserve, CIT ICS	\$701,809
12342-00 - Cash, Reserve, Columbia Bk Sweep	\$23
12351-00 - Cash, Reserve, Umpqua Bk DDM	\$242,853

Total Cash-Reserve	\$1,075,168
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Note: All in Umpqua now no more Columbia

3. Delinquency totals \$6,006 as of end of August 2023
 - a. 7 accounts total
 - i. 1 in collections, last payment February
 - ii. 3 at DN between \$745 to \$550
 - iii. 3 less than \$100

4. Reserve Investing

5. 2024 Reserve Study

b. Notes back from Schwindt to BOD

6. Draft Budget Review - board would like to review and discuss next session

Open Forum – 10 minutes

- Carol - car with tarp over it that hasn't moved in months
- Carol - North end of complex (by bldg 15-16), white car that has been sitting for months, that doesn't have a tag and has expired tabs (expired 2020). Has moss growing on it, looks trashy. Owner lives in #16.
- Carol - car by building 5 maroon challenger the pass isn't registered to anyone (per Juan).
- Carol - deck replacement, they stained the carpet, railing is cracked, power washing didn't clean off glue and junk off. - Juan confirmed a message was sent to Isaiah about the carpet and he should be reaching out.
- Carol asked about the rain deflector, why Steadfast didn't put one back on because her deck is getting wet now. Curtis said

Note: Sean said he would tag the cars tonight to give notice to the owners they need to contact property management.

Travis - asked about what to do if the plumbing backs up and needs to be cleaned out, Juan said to call the Trestle emergency services.

Sparklewash - bleach in entries, some areas didn't get done if windows were left open, Juan has a list of touch-ups that need to be done.

Kris - 1-101 the drain cover was blown off by the water pressure, the screw heads broke off so the screws need to be drilled out so the cover can be replaced.

Curtis - one of the sprinkler heads broke off and when the irrigation came on it started flooding Curtis's unit, he couldn't turn off the irrigation because it was locked. Juan said he would talk to Dan about not locking the controllers so we can access them for emergencies.

Andrea - sparklewash didn't do any of the decks on building 13, they posted notices twice and she cleaned the deck off twice and they still didn't do it. Carol asked if we fine renters if they don't comply, Juan said we do if we have compliance issues.

Carol asked if the Steadfast invoice would be adjusted because the water deflectors aren't being installed anymore. Juan said this could be adjusted with the final reserve invoice and will make sure he addresses this with Isaiah so we aren't charged the materials/labor now that we've stopped.

Old Business

7. Decks w Steadfast
 - c. Issues with doors / debris - some of the deck doors aren't fitting back the way they were, the buildings can settle and the doors are pretty old, some will need to be replaced (by the homeowner) but Steadfast will try to readjust first to see if they can make them fit better.
 - d. Steadfast has been asked to go back and clean up the debris left behind after completing buildings.
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8. Stein / Insurance Claim
 - e. Follow up from Discussion with Stein - Juan will follow up with our questions on siding and get back to us.
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9. 2023 Maintenance
 - iv. Paint \$30K NTE approval to Steadfast
 10. They have painters on standby for dry weather.
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- v. SparkleWash had list of missed areas
 11. Can resolve in 2 days weather permitting.
 12. Need resident cooperation for windows - Curtis asked if there was a walk around about the areas that were.

New Business

13. Winter Services - Juan asked if we want to do auto-deploy, Curtis/Kris agreed it probably not worth the money.
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14. Window and door replacement scope update - Jim said he is still working on it.

Executive Session: If needed

Adjourn

Set next meeting date