

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

Call to Order

Juan - Property Manager
Elizabeth 15-102
Jim board member 15-102
Sean board member 1-302
Kris board member 1-101
Curtis board member
Lisa Erikson board member
Travis 15-101 owner

Meeting Minutes Approval

September 2023 - approved by Curtis and 2nd by Sean

Financials September 2023

1. Assets

Cash-Operating	
10000-00 - Cash, Operating, Checking	\$131,823
10500-00 - Cash, Operating, Insurance,	\$6,672
Total Cash-Operating	\$138,495
Cash-Reserve	
12000-00 - Cash, Reserve	\$51,228
12010-00 - Cash, Reserve, CIT ICS	\$702,228
12342-00 - Cash, Reserve, Columbia Bk Sweep	\$23
12351-00 - Cash, Reserve, Umpqua Bk DDM	\$242,853
Total Cash-Reserve	\$996,349

2. Delinquency totals \$6,006 as of end of August 2023

- 6 accounts total
 - i. Highest delinquent \$3,229
 - ii. 2 accounts between \$600 and \$700 with one DN
 - iii. 4 accounts under \$100

3. Reserve Investing

4. Draft Budget Review

Open Forum – 10 minutes

- Travis asked about the 1 year owner occupy rule vs being able to rent right away.
- Jim asked about the painting on the rails, the painting isn't up to par

Old Business

Decks w Steadfast

- Invoice edit pending
- 4 more invoices on decks for this year

Stein / Insurance Claim

- Approval to move forward sent
- Notice has been sent to all previous insurance companies (not our current)

2023 Maintenance

- Work to date approx. \$17k.
- All critical area painting is done, do we want to continue painting until the 30k is used up or call it done for 2023?
- Board agreed to quit the painting for the year and close it out at the \$17k that has been spent and then next year we will re-evaluate and come up with a new plan and budget.

New Business

Winter Services we talked about ice melt stock, we should be good for this year, quite a bit on hand.

Window and door replacement scope update Jim is still working on the document still

Building 4 panel replacement bid from AAA \$80k+ Juan is recommending we move towards separating from AAA for 2024. We can get other bids on the building 4 panel replacement work and have the companies bid on the inspection/monitoring parts too.

Executive Session: If needed

Adjourn

Set next meeting date