

**Mercer Park Condominium Association  
Board of Directors Meeting Agenda  
January 29<sup>th</sup> 2024 at 6:30pm**

**Call to Order**

Juan - Property Manager  
Elizabeth  
Jim board member  
Sean board member  
Kris board member  
Curtis board member  
Lisa Erikson board member  
Andrea B owner

**Meeting Minutes Approval**

1. Dec 2023 – no meeting

**Financials December 2023**

1. Assets

Cash-Operating

10000-00 - Cash, Operating, Checking \$56,066 10500-00 - Cash,  
Operating, Insurance, \$6,677

Total Cash-Operating \$62,743

Cash-Reserve

12000-00 - Cash, Reserve \$63,053 12010-00 - Cash, Reserve, CIT  
ICS \$513,289 12342-00 - Cash, Reserve, Columbia Bk Sweep \$23  
12351-00 - Cash, Reserve, Umpqua Bk DDM \$242,975

Total Cash-Reserve \$819,342

2. Delinquency totals \$30,146 as of end of Dec 2023
  - a. 7 accounts total
    - i. Highest delinquent \$27,486 - board approved to proceed with legal
    - ii. 1 at \$1,460 D1 \*second letter
    - iii. 5 others under \$1000

3. Reserve Account Change

**Open Forum – 10 minutes**

- Water leak notifications – discussed the accuracy of the emails and the amount of time it took to get the initial update. We appreciate all the updates being in one communication.
- Garage power issues with electric cars and with the water damage the breakers being tripped – do we need to update the rules, post a notice in the club house?
- Building 12-301 power cord running from a unit to a garage, Juan will reach

- out to owner.
- Juan will send notice to Doug's family giving them until the end of February to move it before we have it towed. (no MP tag and follow rules for moving every 30 days)

## **Old Business**

1. Decks w Steadfast
  - a. Last hold back invoice Juan will send a notice to all the people who had deck replacements to let them know we will be closing out the project and will be asking
  
2. Stein / Insurance Claim
  - a. Ins. Co. ready to schedule second round inspection. They are ready to do the next set of inspections, the insurance company will be sending their own inspectors, HOA is responsible for the closing piece. Juan asked if we wanted to use the same company as last time or get bids.
  
3. Building 4 panel replacement bid from AAA \$80k+
  - a. Bids being requested Juan will send the bids to us once he receives them. They have requested 3.
  
4. Window and door replacement scope update – Jim said he would find the documentation and finish doing the updates.

## **New Business**

1. Water losses
  - a. Building 3, 4, 5, 8, 9, 12 and 15.
  - b. Danielle Springer and Megan Martin leading efforts
  
2. Annual Meeting prep
  
3. New Portal

**Executive Session: If needed**

**Adjourn**

**Set next meeting date**