June 23, 2025 HOA Meeting

Summary of Action Items

1. **Regarding new delinquent account. ACTION ITEM:** confirm that actual owner is getting the letter and also make sure it is sent through email. Then record our decision at the next HOA meeting.
2. **Regarding trimming brush from 118th so it’s easier to park there before we do the seal coat at end of July.**
   1. **ACTION ITEM:** Kris to reach out to the other company to see their cost since our landscaping company won’t do it.
   2. **ACTION ITEM:** Juan to check our original contract with Eastside, because Curtis thought this work was included in the contract
3. **Regarding Stein Claim.** **ACTION ITEM:** Jim to be the second signature for the two outstanding invoices.
4. **Regarding Building 6 Repairs.** **ACTION ITEM:** Action Item: Juan to re-send bids for McCleod and Steadfast for board to review
5. **Regarding Sprinkler System in Building 1. ACTION ITEM** Juan to ask Dan to check irrigation system in building 1, and let us know what time it’s set for

Full notes

------------------------------

Update about ruleset that requires associations to give an owner forum, which we already do. But we have to do it at the beginning of the meeting now.

Called to order at 6:03

Owner open forum

* Jim asked about parking, do we have a list of parking permits? Juan: we have a list of registered vehicles, which is why we always try to get as much info as possible to connect vehicle to unit. Asked about car from this weekend, assuming owner of vehicle moved after notice was sent.
* Jim asked about MercerPark.org list. This is different than the list maintained by the management company. Jim had been trying to use it to figure out contact information. In the future, if a car is blocking a garage, email or text Juan. Juan notes that board also has the authority to tow, would just need someone present on site to sign off on tow. Trestle can also do this but it takes an appointment

Meeting minutes from May session approved

Finances

* See agenda for numbers
* Special assessment ratification after this meeting
* Delinquent account, all three letters have been sent. Made lump payment in April but no communication since then to seek help.
* Curtis asked if they received email, Juan says it’s based on their settings. **ACTION ITEM: confirm that actual owner is getting the letter and also make sure it is sent through email. Then record our decision at the next HOA meeting.**

Old Business

* Introduced Nicole Holt as new community manager officially in July
  + Juan will still be involved with long term issues that are still in flight, Nicole will be taking on new business
  + Will get more formal transition so we can get her email for board correspondence
* Fountain replacement
  + Build into next year’s budget? Not huge line item but just need to have a budget to give to volunteers to take over.
  + Also want to wait until other opportunity where electrician is on site
* Entry drain has been fixed
* Seal Coat King
  + Dates confirmed but waiting on deposit
  + Juan likes to wait until deposit for sending notice about parking, but we can go ahead if we want to.
  + Jim: We should make a map for residents. The map provided was older, maybe provide something cleaner.
  + Need to clear up overgrowth on 118th to make more room to park. Landscaping isn’t going to do it. Northwest could do it at hourly rate. Kris has recommendation for a company. **Action Item:** **Kris to reach out to the other company.**
  + Curtis noted that management of 118th used to be in base contract for landscaping, wondering if that fell off. **Action Item:** **Juan to look at original contract for Eastside to see what it says about this.**
* Failed Ramp coat
  + They redid the work at no cost
* Stein Claim
  + Summarized the situation to new participants.
  + We’ve moved through all the investigations and put carriers on notice
  + Most recently removed State Farm because it would hurt the overall claim for the association
  + Two invoices still need second signature. **Action Item: Jim to be second signature**
* Rules Update
  + Ongoing
* Exterior Paint
  + Another not-to-exceed this year or wait for him to review
  + Action Item: Wait for Isaiah to do his review for painting
  + Action Item: Get info on Steadfast’s hourly to do inspection on remaining decks. Get date/time and send to home owners, whether they need to move anything.
* Building 6 exterior repairs
  + SIR going out of business, Dusty recommended working with McCleod
  + **Action Item: Juan to re-send bids for McCleod and Steadfast for board to review**

New Business

* Western State fire inspection
  + Got list of repairs needed
  + Will give at least 30 days notice for those repairs
  + Discount potential with insurance by showing we have a clean bill of health by addressing all the deficiencies
  + Buildings 15 and 16 assessment that there’s a potential leak in the system, needs a more thorough inspection to figure out the cause.
    - Jim noted that the last few times he was up there he hasn’t heard the compression sound
    - Juan notes that reports are intermittent so we should still go through with the leak tests
* Insurance Renewal
  + Partners group (our broker partner to shop insurance) will shop to a variety of carriers
  + Increase in price will be less than 10%
  + Action Item: Set up an email chain with Partners Group for board questions, then see if we need to set up a meeting for discussion
* Sprinkler system
  + **Action Item: Juan to ask Dan to check irrigation system in building 1, and let us know what time it’s set for**

Next meeting: July 28

Adjourn at 6:56