08/25/2025 Meeting Minutes

Called to order 6:36pm

Summary of Action Items’

* **Updates for fitness room.** Curtis to take a look at what’s missing. Prof will check local Buy Nothing group for stuff, Kris to check her work selling board.
* **Sealcoat damage incident:** Juan to bill the owner for the rework that had to be done because they drove through the sealcoat
* **Rules Update:** Kris and Curtis to review rules so that we can target September to bring them up in meeting.
* **Exterior Paint:** Juan to go back to Isaiah and say we want to go forward, and add inspection for remaining decks to the request. Deadline of this week so we can get bids from another company so we don’t miss the season.
* **Broken sprinkler in front of Jim’s building:** Juan to press on Eastside to get it fixed
* **Increased rodent activity around building 15**: Juan to get pricing info about some more base stations at building 15. Will also provide portal login to the board so we can check on which ones they’re maintaining. In meantime, Kris can get a disposable one from Home Depot once we get the debit card for expenses.
* **Maintaining 118th Parking:** Juan to get price per visit from Eastside. and get clear standard. We’d like to get it incorporated into the contract. If the answer is too much we’ll look into another company to do it
* **Brush in front of building 15 is blocking parking.** Juan to confirm from Eastside when they’ll do it, then Kris will make sure and cone it off the next time they come.
* **Lighting Service to replace lights:** Juan to go ahead with McCarthy, cap at 2 days/16 hours with update after Day 1. Warm color lights where possible. Check if it’s reasonable to add a light to the fixture around the garages that got broken
* **Rental Audit:** Juan to generate report and send out to board

Trestle Representative Update

* Nicole is leaving trestle
* Juan will stay as our manager
* Nate is new hire and will be shadowing/training but probably further down the line. Already on mercerpark trestle email so he’ll be able to stay up to date.

Open Forum

* Prof: 118th getting overgrown again. Trestle is working up a revised scope to get us a price. Northwest can do it for 90/hr, so we’ll see if we can get a better rate than that.
* Curtis: Workout room is pretty rough. Can we get new dumbells? Trestle: best course of action would be to generate a debit card that draws from operations, up to a certain amount – Under $100 + follow up email. Should communicate to the board email. **Action Item: Curtis to take a look at what’s missing. Prof will check local Buy Nothing group for stuff, Kris to check her work selling board.**

Finance

* See Agenda (these are from July)
* Also looked at updated numbers to see how assessment payments are coming in. A good number of people are choosing to pay in full, 19 people have not paid monthly yet. No penalties until after 90 days
* Kris asked if insurance assessment claim goes to owner or goes to Trestle: Juan says it’s different per insurance company so to check with them
* Trestle will generate report month to month to see how assessment payment is going
* Elizabeth asked for clarification about the $150 fee for a payoff. The payoff fee will NOT go into effect until Nov 1.

**Old Business**

* Seal Coat: payment. Waiting on signatures from Tyler and Jim.
  + **Action Item: Juan to bill the owner for the rework that had to be done because they drove through the sealcoat**
* Stein Claim: no update
* Rules update
  + **Action Item: Kris and Curtis to review rules so that we can target September to bring them up in meeting.**
  + Juan recommends having the lawyer give it a look just to check
* Exterior Paint: Isaiah recommends waiting a season.
  + We’re still observing issues
  + Express that we’re still wanting to move forward
  + Kris: was he asked to do the deck estimates?
  + **Action Item: Juan to go back to Isaiah and say we want to go forward, and add inspection for remaining decks to the request. Deadline of this week so we can get bids from another company so we don’t miss the season.**
* Fire System
  + Going to do the testing on the fire system in normal on October
  + We’ve communicated to Western that a 30 day notice to residents is mandatory
* Jim: Sprinkler is still leaking
  + Juan sent landscaping request at beginning of month. **Action Item: Juan to press on Eastside to get it fixed**

New Business

* Increased Rodent activity
  + Reported to Seala
  + Curtis would like to confirm that they’re maintaining the base stations.
  + Can get more if we want to purchase more in contract (we have 12 stations). **Action Item: Juan to get pricing info about some more base stations at building 15. Will also provide portal login to the board so we can check on which ones they’re maintaining**
  + **Action Item: get a disposable one from Home Depot once we get the debit card**
* Landscaping
  + Curtis was able to do the bulk of it in under an hour, most of the work was the last 20%. Regular line trimming probably will take about an hour
  + **Action Item: Juan to get price per visit and get clear standard. We’d like to get it incorporated into the contract. If the answer is too much we’ll look into another company to do it**
  + Kris: Brush in front of building 15 is blocking parking. **Action Item: Juan to confirm from Eastside when they’ll do it, then Kris will make sure and cone it off the next time they come.**
* Lighting service bids. Probably a full day to get everything replaced.
  + Idea is to do it as needed. Potentially do it monthly, or semi-regularly. Discuss next time
  + Board approves McCarthy**.** Will get an update after day 1 to see where they’re at. **Action Item****: Juan to go ahead with McCarthy, cap at 2 days/16 hours with update after Day 1. Warm color lights where possible. Check if it’s reasonable to add a light to the fixture around the garages that got broken**
* Rental audit
  + 17 unreported as rentals. Will wait to send out announcement until after the Rules update next meeting since the fees are different. **Action Item: Juan to generate report and send out to board**

Next Meeting: September 29 at 6:30

Meeting adjourned 8:01