



MEETING MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS OF: MURRAY PARK CONDOMINIUMS

LOCATION : Zoom Meeting held at remote locations
DATE & TIME : April 26, 2023 at 5:00 PM
CALLED TO ORDER : 5:08 PM
QUORUM PRESENT : Yes

ATTENDEES (Board Members Bolded)

Gary Hardy - Chairperson	Cathie Perkins
Dee Wagoner - Director	Amber Dillon
Kathleen Miller - Director	Sydney Young
Andrew Kualaau - Director	
Absent - Nada Maise - Secretary	
Mark Vandervest - FSRE	
Cindy Vandervest – FSRE	
Sunny Arruda - FSRE	

The meeting was called to order by chair Gary Hardy. He welcomed everyone in attendance and introduced the Board of Directors that were present at the meeting. Gary then turned the meeting over to Community Manager Mark Vandervest of FRESH START Real Estate, Inc. to facilitate the meeting.

OWNER'S FORUM

- **Arc Forms for Mini-Splits** – A few ARC forms have been submitted for the installation of Mini-Splits and have had different positions proposed for the installations. One contractor explained they should be farther away from the door for more efficient air circulation. The positions were discussed and it was felt the position need to remain perpendicular to the sliders for a consistent look throughout the community, however they could be moved farther from the slider, but no farther than the edge of the porch on lower levels. Upper deck Mini-Split installations must also be perpendicular to the sliding door, but can be moved out towards the outer edge of the deck.
- **Non-Smoking Community** – It was mentioned that some owners still smelled smoke in the community and felt people may still be smoking in their units. The question was asked, if smelling the smoke was enough to send in a complaint or did they actually need to see the person smoking. Management advised owners to let them know if they are smelling or seeing fresh smoke and it would be checked out. However, since some people smoked in their units for a long time and the community has just recently become non-smoking, there could still be a smell of old, stale smoke for some time.

OPENING BUSINESS

Agenda – A motion was made and seconded to approve the Agenda for the meeting as written. There was no further discussion, and the agenda was approved by unanimous vote.



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January 25, 2023 Minutes – A motion was made and seconded to approve the minutes of the previous meeting on January 25, 2023 as written. Without further discussion the motion was passed by unanimous vote.

FINANCIAL REPORT(S)

MANAGER’S REPORT

REPAIRS, MAINTENANCE & UPDATES

The following maintenance updates are for informational purposes only and do not require Board action at this time:

- a. Rotted siding and trim on supply closet at unit 14635 replaced & painted
- b. Rotted chimney chase rebuilt and painted at Unit 14616
- c. Cracked roof tiles replaced and chimney re-flashed above unit 14519
- d. Remove & replace rotted siding above storage closet near 14637, paint to match
- e. Remove & replace rotted siding above storage closet near 14721, paint to match. Repair woodpecker holes in fascia above siding.
- f. Rotted chimney chase rebuilt and painted at Unit 14727
- g. Remove rotted deck boards and handrail pickets at unit 14731, replace with new pressure treated deck and cedar 2x2 pickets, solid stain to match, dispose of all debris.
- h. Pressure wash entry landing, stairs, stringers, and sidewalks at Unit 14628.
- i. Pressure wash sidewalks and steps around building 3
- j. Install signage throughout community for no smoking community
- k. Install two smoke receptacles along Murray Blvd.
- l. Paint red safety paint on step edges in front of units 14725 & 14727.
- m. Monthly lighting maintenance is ongoing. Electrician repaired Lights in carports 4 & 5.
- n. Monthly garbage mitigation is ongoing (cut up and disposal of large items, correction of overfilled dumpsters).
- o. Monthly tree pruning is ongoing.

ADMINISTRATION

1. Compliance & Violations:

For informational purpose:

- a. 2/6/23 **Patio Violation**
- b. 3/20/23 **Noise Violation**

1. Homeowner Correspondence and Administration

For informational purpose:

- a. None

2. Action items for Board Review

Board action requested:

- a. None



OLD BUSINESS

No-Smoking Bylaws Amendment - The No smoking amendment did pass and has been signed by the Board Chairperson & Secretary, notarized and filed with the county. Some owners are still smelling smoke and wanted to know if they had to see smoke or a person smoking to report the violation or was just the smell enough. Management advised it is better if the smoking is actually seen, but report possible smoking violations if they felt there was strong evidence that someone was still smoking in their unit or anywhere on the property. However, everyone was reminded, those who smoked in their units had done so for a long time and the non-smoking rule was very new. It takes a while for the smell of old smoke to fade away, but it should smell stale now and not fresh. If there is a smell of fresh smoke, or if a person is seen smoking, please do report it and Management will investigate as appropriate. **The following is the actual language to the Bylaws amendment:**

Article V, Section 11(m): Smoking Prohibition. The Murray Park Condominiums is a non-smoking community. Smoking of any kind is prohibited everywhere within the boundaries of the condominium property, including, but not limited to, all dwelling units, decks, terraces, patios, parking areas, and all general and limited common element areas of the condominium. "Smoking" is defined as inhaling, exhaling, burning or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (i.e. e-cigarettes or vaping products), whether legal or illegal. Cigarette butts shall not be disposed of anywhere on the ground or in common or limited common areas. Violations of this paragraph will result in fines pursuant to the Association's Enforcement & Fine Resolution, as may be amended from time to time, or as may be determined by the Board of Directors. Owners shall be held responsible for violations by tenants and guests. No warning shall be provided or required for any violation of this provision.

Concrete Work – There are many areas throughout the community with broken curbs, cracked sidewalks, saggy staircases and trip hazards. Dave's Concrete gave a bid for \$29,650 but unfortunately the association cant afford that price at this time. Mark will ask them if it's possible to prioritize the worst half of the needed work and schedule that for this year, while the rest has to wait until next year. A motion was made and seconded to accept the bid for half of the work this year if possible. There was no further discussion of the bid and the motion passed unanimously.

Assessment Thoughts– There are so many projects that are in need and there is just not enough money in reserves at this time to do the things that are needed. The longer they are put off, the worse the situation becomes. There was a short discussion of the benefits of a special assessment **of \$10,000 or less per unit** to get all of the projects done before they become emergencies, which always costs more. There was also a short discussion about raising the HOA dues to generate funding for some of the projects. Nothing was decided at this time. Mark will find out what the interest rates would be on a special assessment loan **if the Board decides to move in that direction.**

NEW BUSINESS

Community Signage – The map sign and Entry sign are both green & mossy. A contractor was out to assess and took pics. Will have ideas, prices and samples soon hopefully.



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Chimney Chases – The rotted chimney chases will be replaced with Hardy Plank which will resolve the issues and last another 15-20 years

Mini-split orientation – As discussed earlier, the mini-splits have typically been perpendicular to the sliding patio doors. The condenser units are 16” wide by 36” long. Some contractors state moving the unit away from the doors and closer to the patio rail allows for better air flow. A motion was made and seconded to allow the mini-splits to be located farther from the door, not to exceed the edge of the patio rail, and the orientation must remain perpendicular to the doors. Without further discussion, the motion passed unanimously.

Carport Roof(s) – The carports all need to have the roofing replaced sooner rather than later, but it’s very expensive and the reserve funds are not able to take care of this right now. All of the roofs in the community need to be cleaned but because the roofing is tile, they can’t be power washed without damage.

ADJOURNMENT

NEXT MEETING DATE(S): **Wednesday, July 26, 2023 at 5:30 pm via Zoom**
It is the Board's intention to hold meetings quarterly on the 4th Wednesday of every 3rd month. The time has been changed to 5:30 pm to accommodate board member work schedules. Mark your calendars! We hope you can attend.

MEETING ADJOURNED: **6:18 PM**

--- END OF MEETING MINUTES ---

MINUTES PREPARED BY: **FRESH START Real Estate, Inc.**
Community Manager