

MURRAY PARK BOARD OF DIRECTORS MEETING

MEETING MINUTES

05/26/21

PRESENT:

Candace Gray, Secretary
Dee Wagoner, Director
Gary Hardy, Director

ATTENDEES: Mark & Cindy Vandervest (FRESH START Real Estate, Inc.), 5 owners

LOCATION: Zoom meeting

1. CALL TO ORDER at 5:05pm
 - a. Secretary Candace Gray welcomed everyone in attendance and turned over the meeting to Mark Vandervest from FRESH START Real Estate to facilitate the meeting.
2. APPROVAL OF AGENDA
 - a. Candace Gray motioned to approve; Gary Hardy seconded; none opposed
3. OWNER'S FORUM
 - a. Nada Maisse question about updates on pressure washing the roof. Pressure washing has started already at building 10, working clockwise through the community. Having a difficult time finding a company to come out and do the work due to the roofs being tiled.
 - b. Carrie question on best way to contact Mark about exterior and interior issues. E-mail is best method if urgent texting will be a quicker response.
 - c. Nada question about smoking neighbors; no rules currently. Last attempt to pass smoking amendment was around June 2020 of last year.
 - d. Candace power washing comments: excellent job so far. End of June or July paint touch ups, deck/landing staining and additional bark mulch to be laid as well.
 - e. Diane concerns around car port roof debris. Currently seeking a company to come and do the work
 - f. Alida concerns around faded striping particularly around parking spots. Asphalt seal coat on the budget for 2023, striping will be done at this time. FRESH START Real Estate has a way to do some of the parking lot striping ad hoc at low cost.
4. APPROVAL OF MINUTES
 - a. From November 5, 2020
 - i. Dee Wagoner motioned to approve minutes as modified; Candace Gray seconded; none opposed
5. FINANCIAL REPORT
 - a. Financial Report (Financials as of 4/30/2021):

Total operating funds:	\$ 60,636.60	including pending EFTs.
Total reserve funds:	\$118,019.12	
Total cash assets:	\$178,655.72	
Total YTD income:	\$ 88,614.65	
Total YTD expenses:	\$ 93,166.99	including \$44,769.27 of Reserve expenses.
Budget vs. Actual Income:	41.19%	collected YTD.
Budget vs. Actual Expenses:	43.09%	paid YTD incl. 72.74% of Reserve expenses
Total delinquencies:	\$ 1,633.63	One account on a payment plan (Unit 14734), one account 0-30 days (Unit 14530) and one account with an unpaid fine (Unit 14627)

6. MANAGER'S REPORT

Repairs, Maintenance & Updates

- a. Remove rotten siding at Units 14507, 14515, 14523, & 14531, replace sub-sheathing around chimney chase and install/paint new flashing and Hardie siding. Dump old materials.
 - b. Install 7 new supply closet doors and new hardware to replace old delaminating doors, paint to match, dump old materials.
 - c. Remove rotten fascia boards at 14509, 14515, 14516, 14526, & 14617, replace with new, paint to match, dump old materials
 - d. Pressure wash sidewalk and entry areas starting at building 10 and working clockwise through community.
 - e. Help mitigate flooded units in building 4 from sewer line backup. Hire Mr. Rooter to diagnose issue. Root intrusion needs to be repaired.
 - f. Remove existing rotted deck at 14515, replace deck and support joists with new material, seal deck, dump old materials.
 - g. Remove existing rotted deck at 14507, replace deck and support joists with new material, seal deck, dump old materials.
 - h. Remove existing rotted entry landing at 14511, replace landing and deteriorated steps up to landing, seal new materials, dump old materials.
 - i. Garbage management is ongoing (cut up and disposal of large items, mitigation of overfilled dumpsters)
 - j. Lighting maintenance is ongoing.
- b. Administration
- i. Violations
 1. 4/7/2021: 1 violation and fine for no water trays under plants, water dripping to patio under deck (Unit 14502)
 - ii. Homeowner Correspondence (Informational)
 - iii. Board items to review (Action items)
 1. Officers to sign Capital Contribution modification Resolution.

7. OLD BUSINESS

- a. Ongoing stair, deck, siding replacement, and repairs
- b. 2021 Pressure washing, moss-out treatment and bark mulch
- c. Capital contribution bylaw amendment

8. NEW BUSINESS

- a. Roof and gutter cleaning; still seeking a contractor to do the work at fair price
- b. Chimney cleaning: still seeking a contractor to do the work at fair price
- c. Concrete and sewer line repair also working on bids for this work

9. SCHEDULE NEXT MEETING

- a. July 28, 2021 at 5pm: Regular Meeting

10. ADJOURNMENT

- a. Meeting Adjourned at 5:58pm; Motioned by Dee; Candace seconded

Minutes drafted by: Candace Gray, Secretary