

**Murray Park Condominiums  
Board Meeting Minutes**

January 18, 2012; 6:30 PM  
14527 SW Grayling Ln  
Beaverton, OR 97007

**Board Members:**

**Present:** Andrew Horlacher, Richard Job, Paul McElhiney, Victoria Cooper, Susan Swarens, and Jeri Pietzold.

**Quorum present?** Yes

**Proceedings:**

- Meeting called to order at 6:30 p.m. by Chair, Andrew Horlacher
- Oct. 2011 meeting minutes were approved

**Old Business-**

1. Gutter cleaning to be completed in Nov. after beginning of rainfall.
  - a. **Action** - completed.
2. Chimney cap repairs - Smoke elimination
  - a. **Action** - chimney caps inspected and repaired. Again, if owners want chimneys inspected inside of units, each owner would need to coordinate individual times to be available with Oregon Chimney and contact Nichole.
3. Decks and units with debris and unsightly storage items. Flag still visible on deck. Some carport lights and walkway lights stay on in the daytime.
  - a. **Action** - Resident with American flag on deck notified Nichole that he would like to attend monthly Board meeting to discuss removal of flag according to complex by-laws. He did not attend. No report on whether present outside walkway sensors have been checked to determine which ones may be obstructed and not responding to timed on and off periods. Also, need a report on any overgrown foliage or tree issues that may need to be cut back for winter.
4. Recycling program - Bags and instructions have been distributed to all residents. Garbage containers need to be moved over to access some recycling bins
  - a. **Action** - It looks like some garbage containers have been moved over for better access for recycling and residents getting better using recycling resources.
5. Garbage enclosure repairs, currently an ongoing issue –
  - a. **Action** - Nichole submitted a proposal to Andrew outlining a bid to repair garbage enclosures starting with #1 enclosure that is closest to entrance of complex. Board concerned about the findings of contractor and cost. First concern is the presence of a nest of Brown Recluse spiders found in the #1 enclosure. Board will request an update regarding extermination of spiders as this is a safety issue for residents. Board will also ask for budget for these repairs and additional bids from other contractors.

6. Energy efficient lighting, currently an ongoing issue –  
**Action** - Energy efficient lighting cost proposal submitted to Board by Nichole from a bid she received from a lighting company to upgrade and replace all outside fixtures for \$24,769, final cost after energy rebate would be \$14,000. Board has questions as to what that bid entails as far as type of fixtures, cost of motion sensor lights for front door lighting and current budget amount for that item.  
**Additional action** - Board will request more information from Noah and Assoc. to make a decision on lighting options. A request for bids from other vendors was discussed as current bid seems too expensive for budget.

## **New Business**

1. 2012 Budget Board has concerns as to why "Financial Reserve Study" completion timeframe and why it still has not been completed from last year. Board has determined that another report will not have to be completed in 2012.
  - a. **Action:** Board will request an update from Noah and Assoc. to determine how decisions can be made for budget without this information, also review of repair budgets. Board has concerns about current expenses. Board members who do submit questions to Nichole are not getting timely answers, if any. Board has decided to draft a letter to Noah and Assoc. to outline questions and concerns regarding current operation procedures, also to request monthly reports of expenditures before checks are written. Board will request a meeting with Noah and Assoc. principals to discuss items in letter. Richard Job will draft letter.
2. The Holly Tree property. MP residents seem to be respectful of The Holly Tree boundaries. Board may have to issue a warning to one resident who is still walking dog on their property. Information will be submitted to Nichole to send a letter.
3. Roof tile repairs. - Some residents upset that they were not notified of date and times repairs would be made by contractor. Debris from repairs left on decks. Schedule and description of all repair dates needed for residents.
4. Board voted to have the Annual meeting for all residents on March 14, 2012. Nichole will notify all residents of time and place of Annual meeting.

Meeting Adjourned at 7:30 PM. Next meeting scheduled for February 22, 2012.  
Minutes submitted by Susan Swarens - Board Secretary