

MINUTES OF THE APRIL MEETING OF THE BOARD OF DIRECTORS OF MURRAY PARK CONDOMINIUM HELD IN THE BEAVERTON COMMUNITY CENTER LOCATED AT 12350 SW 5th STREET, BEAVERTON OR 97005.

PRESENT: Kathie Steele, Chairman
Richard Job, Treasurer
Victoria Cooper, Secretary
Paul McElhiney, Director
Jeri Pietzold, Director

BY INVITATION: Eamon Beard, Community Manager
Cheryl Brendle, Community Manager
COMMUNITY MANAGEMENT INC.

I. CALL TO ORDER

The meeting was called to order by Kathie Steele at 6:30PM.

II. APPROVAL OF AGENDA

The agenda of the meeting was considered. Catch Basin Cleaning and Architectural Requests were added to New Business and Executive Session was added after New Business
AGREED: The agenda was approved as amended.

III. APPROVAL OF MEETING MINUTES

The minutes of the meeting held on February 26, 2013 were considered.
AGREED: Kathie Steele moved to approve the minutes as presented. The motion was seconded and carried without objection.

IV. MANAGER'S STATUS REPORT

Community Manager Eamon Beard presented a report on work completed or initiated since the last Board of Directors meeting.

V. CHAIRMAN'S REPORT

No report presented.

VI. TREASURER'S REPORT

No report presented.

VII. UNFINISHED BUSINESS

a. #14520 Hot Tub Installation Request

The Board reviewed the revised request from #14520 for installation of a hot tub on the unit's patio. Several issues and omissions with the request were discussed.

AGREED: The request is denied pending the submission of the omitted information which includes a viable method of draining the tub and a letter from the applicant's primary care physician that shows the nexus between the hot tub and the medical condition.

b. #14528 Mold Abatement Proposal

Natasha Cherkez spoke on behalf of #14528 which had experienced six water events in five years from the back up of a drain. The abatement proposal from PuroClean suggests the occupant moving out and removal of the carpet. Natasha said the owner has purchased new flooring which she had been unable to install pending resolution of the abatement. Community Manager Beard explained that the Board would be discussing this issue during its Executive Session toward the end of the meeting and the Board's position on the abatement proposal would be made clear very soon.

c. Compliance Report

Community Manager Eamon Beard presented updates to the Board on recently-concluded and ongoing compliance efforts including the dogs over the weight limit in #14620, dumping garbage in the recycling bins (#14620), the issue of excessive noise from #14620, and complaints about noise from units #14520 and #14522 about one another.

Owner Joan Jarvis recounted her experience with the dogs in #14620 and noted that they were leaving pet waste in front of her unit.

VIII. NEW BUSINESS

a. Light Check

The Board discussed the recent light check conducted by CMI Service Division and the possibility of scheduling a monthly check.

AGREED: Kathie Steele moved to approve CMI Service Division to check lights monthly in May, June, and July. The motion was seconded and carried.

b. Pressure Washing Proposals

The Board tabled this item until the next meeting so that an additional proposal could be solicited.

c. #14616 Roof Leak

A bid from CC&L Roofing to repair the flashing near #14616 was reviewed along with a letter from the roofer regarding possible issues with the thermo-ply underlayment. A report of a leak in the ceiling of #14508 was also discussed. Beard said Charter Construction has been dispatched to investigate the source of the leak (14508) and will provide a proposal for repair.

AGREED: Kathie Steele moved to approve the proposal from CC&L Roofing in the amount of \$822. The motion was seconded and carried.

d. Reserve Study Update

The Board reviewed the proposal from Schwindt & Co to provide a reserve study update for 2015. Director Richard Job stated he did not believe an onsite study was warranted. He explained the methodology used by Schwindt & Co and their inspector Pete Fowler Construction when conducting onsite updates.

AGREED: Richard Job moved to approve Schwindt & Co to conduct a Level III update with no site visit at a cost of \$750. The motion was seconded and carried.

e. Trash Enclosure Camera

The Board discussed installing a trail camera to monitor one of the trash enclosures in an effort to address problems with dumping large items, which cost the Association extra to remove. Community Manager Eamon Beard explained the trail camera option and the potential cost.

AGREED: Paul McElhiney moved to approve the purchase and installation of one trail camera not to exceed \$300 in cost. The motion was seconded and carried.

f. Building 5 and 6 Exterior Lighting Proposals

The Board discussed proposals from Jarmer Electric and Mike's Electric to install exterior lighting on Buildings 5 and 6.

AGREED: Richard Job moved to approve the proposal from Mike's Electric, with Willamette Landscapes to provide trenching for the power supply as needed at a cost of \$3,850 plus trenching. The motion was seconded and carried.

g. Drain Cleaning Proposals

The Board reviewed a proposal from River City Environmental to clean the catch basins on the property.

AGREED: Kathie Steele moved to approve the proposal from River City Environmental in the amount of \$352. The motion was seconded and carried.

h. Landscape Proposals

The Board discussed several proposals from Willamette Landscapes.

AGREED: Kathie Steele moved to approve proposals for ground cover replacement near #14620 (\$1,544), irrigation repairs (\$342), sod repairs near #14635 (\$135), cotoneaster and ivy replanting near #14731 (\$884), and Oregon grape replacement near #14720 (\$269) with the costs to be paid from the reserve fund. The motion was seconded and carried.

i. Architectural Requests

The Owner of #14623 presented a request to the Board to install a storm door on her unit.

AGREED: The Board approved the installation of bronze or brown storm door on the unit without objection.

The Owner of #14614 presented a standard for Milgard window replacement throughout the Association. Kathie Steele moved to approve the replacement standard as presented. The motion was seconded and carried.

AGREED: Kathie Steele moved to adjourn the meeting and reconvene in Executive Session at 9:20pm

IX. Executive Session

The Board reconvened in Executive Session to discuss a legal opinion from the Association's attorney at 9:25pm.

X. Chairperson Steele reconvened the meeting at 9:45pm.

AGREED: Kathie Steele moved that pursuant to Article 6.7 of the Bylaws, Section 3.2 of the Declaration, and Section 4.2 of the Declaration the Association would offer to pay for the mold investigation, the plumbing repairs, and concrete cleaning and sealing in #14528. Community Manager Beard will convey this information to the owner.

XI. ADJOURNMENT - With no further business to discuss the meeting was adjourned at 9:50pm.