

**MINUTES: Murray Park Condominiums Association of Unit Owners
Board of Directors Board Meeting ~ Wednesday, March 31 at 5:00pm
Location: Via Zoom at Remote Locations**

I. Call to order; welcome Board of Directors

- Andrew calls the meeting to order at 5:05pm
- Mark named to lead meeting

II. Approval of Agenda

- Motion to approve by Dee
- Gary seconds move to approve
- Motion passes unanimously

III. Owners Forum

- Nada Maisse: Inquiry about how to deal with maintenance crews asking to use electricity? Mark informs Nada it is her choice to let crews use electricity or not.
- Nada Maisse: Requests maintenance on balcony. Mark noted need for repair and will follow up.
- Nada Maisse: Inquiry regarding where maintenance crews are working. Mark agreed to attempt sending out general information about maintenance projects and times so that owners/residents can remain informed.

IV. Approval of Minutes January 28, 2021 Regular Board Meeting

- Dee motioned to approve
- Andrew seconded motion
- Motion passes unanimously

V. Financial Report

Financial Report Summary:

Financials as of 2/28/2021:

- Total operating funds: \$ **60,209.17** including pending EFTs.
- Total reserve funds: \$ **137,783.71**
- Total cash assets: \$ **197,992.88**
- Total YTD income: \$ **46,300.50**
- Total YTD expenses: \$ **31,515.68** including \$**7,700.56** of Reserve expenses.
- Budget vs. Actual Income: **25.05%** collected YTD.
- Budget vs. Actual Expenses: **22.90%** paid YTD incl. **39.11%** of Reserve expenses
- Total delinquencies: \$ **1,947.83** 1 account on a payment plan (**Unit 14734**),
2 accounts with an unpaid fines (**Unit 14627 & 14730**).

VI. Manager's Report

A. Repairs, Maintenance, & Updates

- 1) Water damage repair at Unit 14724. Dump old materials.
- 2) Remove rotten siding at Unit 14510 and sub-sheathing around chimney chase and install/paint new flashing and Hardi siding. Dump old materials.
- 3) Remove rotten siding at Unit 14611 and sub-sheathing around chimney chase and install/paint new flashing and Hardi siding. Dump old materials.
- 4) Remove rotten siding at Unit 14613 and sub-sheathing around chimney chase and install/paint new flashing and Hardi siding. Dump old materials.
- 5) Remove rotten siding at Unit 14527 and sub-sheathing around chimney chase and install/paint new flashing and Hardi siding. Dump old materials.
- 6) Remove rotten siding at Unit 14505 and sub-sheathing around chimney chase and install/paint new flashing and Hardi siding. Dump old materials.
- 7) Remove 7 delaminating storage closet doors and replace with new, paint to match. Dump old materials.
- 8) Remove rotted fascia board at 14731, replace & repaint to match. Dump old materials.
- 9) Remove gutter at 14623, remove rotten fascia board and replace with new, paint to match, re-install gutter. Dump old materials.
- 10) Remove gutter at 14619, remove rotten fascia board and replace with new, paint to match, re-install gutter. Dump old materials.
- 11) Garbage management is ongoing (cut up and disposal of large items, mitigation of overfilled dumpsters).
- 12) Lighting maintenance is ongoing.

B. Administration

i. Violations

- None

ii. Homeowner Correspondence (Informational):

- Building 9 walkway light by fence perimeter is out
- Concrete work bid in the process, evaluation of areas of need required in complex, Gary mentioned another company to pursue, Mark given company's contact information

iii. Board items to review (Action Items):

- None

VII. Old Business

- a. Ongoing stair, deck, siding replacement & repairs.
- b. Storage closet door replacements.
- c. Capital Contribution Bylaws Amendment

VIII. **New Business**

- a. Roof & Gutter cleaning
 - Maintenance done on spot by spot basis. Mark is searching for companies to collect bids. However, receiving bids is difficult at the moment due to the pandemic and busy construction market.
- b. 2021 Pressure washing, moss-out treatment, & bark mulch
- c. IRS Revenue Ruling 70-604 Resolution
 - Gary motioned to approve
 - Dee seconded motion
 - Motion passed unanimously

IX. **Schedule Next Meeting:** Wednesday May 26, 2021 at 5:00pm: Regular Meeting

X. **Adjourn**

- Dee motion to adjourn the meeting at 5:45pm
- Andrew seconded motion
- The motion passed unanimously

Minutes drafted by: Andrew Kualaa, President