

MURRAY PARK BOARD OF DIRECTORS MEETING
MEETING MINUTES
06/29/22

PRESENT:

Andrew Kualaa, President
Candace Gray, Secretary
Dee Wagoner, Director
Nada Maise, Director

ATTENDEES: Mark & Cindy Vandervest and Sunny Arruda (FRESH START Real Estate, Inc.), 6 owners

LOCATION: Zoom meeting

1. CALL TO ORDER at 5:04pm
 - a. President Andrew Kualaa 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. Dee Wagoner motioned to approve; Candace Gray seconded
3. OWNER'S FORUM
 - a. Nada Maise wants updates about pressure washing including car ports
 - i. Reserve study has allocated funds for pressure washing and gutter & roof repairs for 2022; will work to prioritize work and determine what time of year makes most sense to do this work.
 - b. Doug Cooper wanted to know the status of the heat pump request for his daughter's condo; the board addresses/approves these requests offline and will follow up.
 - c. Cathie Perkins had questions about rules and regulations.
4. APPROVAL OF MINUTES
 - a. Minutes shared from April 27, 2022
 - i. Nada Maise approved; Andrew Kualaa seconded; unopposed
5. FINANCIAL REPORT
 - a. Balance Sheet
 - b. Financial Report as of 5/31/2022:

Total operating funds:	\$ 114,940.18 including pending EFTs.
Total reserve funds:	\$ 104,703.44
Total cash assets:	\$ 219,643.62
Total YTD income:	\$ 123,725.72
Total YTD expenses:	\$ 90,215.24 including \$23,115.53 of Reserve expenses.
Budget vs. Actual Income:	50.80% collected YTD.
Budget vs. Actual Expenses:	36.49% paid YTD incl. 27.20% of Reserve expenses
 - c. Delinquency Report
 - i. Total delinquencies: \$ 1,152.63 One account on a payment plan; and one account 31-60 days past due.
6. MANAGER'S REPORT
 - Repairs, Maintenance & Updates
 - a. Compliance broadcast sent to all Owners
 - b. Irrigation line repairs completed
 - c. Gutter repairs at buildings 14524 & 14721
 - a. Recommendation by Fresh Start Real Estate, Inc. to prioritize gutter overflowing and gutter complaints by using reserve funds for the maintenance and screening gutters as needed
 - d. Garbage management is ongoing (cut up and disposal of large items, mitigation

- of overfilled dumpsters)
- e. Lighting maintenance is ongoing.

Administration

Compliance & Violations -For informational purpose:

Two Vehicle Storage warnings

Homeowner Correspondence and Administration

N/A

Action items for Board review

N/A

7. OLD BUSINESS

a. Smoking Amendment

- i. Documents have been updated for the year, Sunny Arruda working on getting website voting. Updated documents will be sent to the board this week to review. Target for voting to begin by the end of July.

8. NEW BUSINESS

a. Vehicle Storage: Vehicle storage is prohibited in the community. Per rules and regulations all vehicles must be "in good repair and in regular use. Any vehicle that is unsightly or a hazard is subject to tow at the owner's expense." "No storage of any kind is permitted in the common areas."

b. Decks & Patios: "Decks and patios may be furnished with plants and appropriate patio furniture but are not to be used for storage." "Decks, landings, and stairways must always be kept clean and litter free."

9. SCHEDULE NEXT MEETING

a. Wednesday, August 24th, 2022 at 5pm: ANNUAL Board Meeting via Zoom

10. ADJOURNMENT

a. Meeting Adjourned at 6:12pm; Motioned by Candace Gray; Dee Wagoner seconded

Minutes drafted by: Candace Gray, Secretary