

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE MURRAY PARK CONDOMINIUM HELD ON SEPTEMBER 24, 2015 AT BEAVERTON ACTIVITY CENTER, 12500 SW ALLEN BLVD, BEAVERTON, OR 97005.

**PRESENT:** Kathie Steele, Chairperson  
Susan Swarens, Secretary  
Jeri Pietzold, Director  
Paul McElhiney, Director  
Fendall Winston, Treasurer

**BY INVITATION:** Rob LoPiccolo and Jerry Gomoll  
**FORENSIC BUILDING CONSULTANTS**  
April Holden, Community Manager  
**COMMUNITY MANAGEMENT, INC.**

**OWNERS PRESENT:** Indicated on sign in sheet attached.

- I. **CALL TO ORDER:** The meeting was called to order by Chairperson, Kathie Steele at 6:30 p.m.
- II. **APPROVE/AMEND AGENDA:** Jeri Pietzold moved to approve the meeting agenda as amended to add another item to New Business, Tree Pruning. The motion was seconded and unanimously approved.
- III. **APPROVAL OF PREVIOUS MINUTES:** Kathie Steele moved to approve the minutes for the August 27, 2015 meetings. The motion was seconded and approved.
- IV. **OFFICERS REPORT:** The August 31, 2015 financial statement was submitted but the Board had not had time to review the document as it was presented one hour prior to meeting start time.
- V. **COMMITTEE REPORTS:** None at this time.
- VI. **UNFINISHED BUSINESS:**
  - A. **DECK AND LANDING REPAIRS:** Discussion followed relative to the bids. GreenPointe Design \$524,725.25; I&E Construction \$598,764.00; JR Johnson \$641,609.00. Work periods range from 13–25 weeks. Forensic answered questions presented by the Board.  
**AGREED:** It was agreed without objection to select a vendor during Executive Session.
  - B. **2016 BUDGET:** Kathie Steele made a motion to approve the 2016 budget with a 5.3% increase. The motion was seconded and unanimously approved.
- VII. **NEW BUSINESS:**
  - A. **PROPERTY MAP:** Discussion followed relative to the property map. Gratitude was expressed to Jeri Pietzold for painting the sign.
  - B. **TREE PRUNING:** Discussion followed relative to the dead trees and Mugo Pines on the property.

- AGREED:** Kathie Steele made a motion to approve Willamette Landscape for \$4,080. The motion was seconded and unanimously approved.
- C. HANDRAIL INSTALLATION:** CMISD presented a bid for handrail installation on the south side of 14630, 14614 and 14520 in the amount of \$3,350.
- AGREED:** Kathie Steele moved to approve CMISD to install two-rung hand railings on the south side in front of 14630, 14614 and 14520. The motion was seconded and approved unanimously.
- VIII. OWNER FORUM:** 14525 reportedly has a low spot as you enter the home. The Board will consider for future. Residents expressed concern with a lot of foot traffic from non-residents inside the community. The Board will consider installing more signage to make it obvious that Murray Park is private property.
- IX. EXECUTIVE SESSION:** Kathie Steele moved to adjourn to Executive Session to discuss the deck project contract negotiation at 8:15 p.m.; the motion was seconded and approved.
- A. DECK PROJECT CONTRACT NEGOTIATION**
- X. RECONVENE BOARD MEETING:** Kathie Steele moved to reconvene the regular Board Meeting at 8:33 p.m.; the motion was seconded and approved.
- XI. DECK PROJECT CONTRACT:** Discussion followed relative to the proposals provided. **AGREED:** Paul McElhiney moved to approve GreenPointe Design for \$524,725.25; it was seconded and approved with majority vote.
- XII. ADJOURNMENT:** The Board meeting was adjourned at 8:42 p.m.

Approved on 12/1/15

Signature

  
Kathie Steele