

MURRAY PARK BOARD OF DIRECTORS
MEETING MINUTES
06/23/19

PRESENT:

Jason Elder, Chair
Candace Gray, Secretary
Harry Burns, Treasurer
Mary Lu Burink-Turner, Director

ATTENDEES: Mark & Cindy Vandervest (FRESH START Real Estate, Inc.), Kevin Eike (Eike Law PC), and home owners

LOCATION: Murrayhill Woods Condominium Clubhouse 9450 SW 146th Terrace, Beaverton, OR 97007

1. CALL TO ORDER at 6:01pm
 - a. Jason opened the floor to Mark Vandervest from Fresh Start Real Estate to provide an introduction and to facilitate the meeting.
2. APPROVAL OF AGENDA
 - a. Jason made a motion to approve the agenda, Candace seconded the motion; none opposed.
3. OWNERS FORUM
 - a. Owner: wanted to know who the new management company was; FRESH START was introduced.
 - b. Owner: wanted to know why the previous lawyer Jason Grosz was being removed? It was explained there was a conflict of interest.
 - c. Owner: how long before we have a new website? Mark said it will take a few weeks to upload documents. The goal is to have it uploaded as soon as possible. Nothing can move forward until contract is final.
 - d. Owner: Who do we contact for issues? Contact FRESH START going forward.
 - e. Owner: Will the questions submitted to CAP's website be picked up by the new company? CAP will be directed to turn over all documents, please resubmit questions if necessary. Any issues from March may need to be revisited by the new board to decide.
 - f. Owner had concerns about sending money to the new company; Information will be available and or e-mailed tomorrow to owners
 - g. Owner: will documents and information be sent out around the construction project? Yes, as much as CAP provides us with.
 - h. Owner: Will the new management company be following the existing bylaws? Yes.
 - i. Owner had concerns around this board meeting being posted with enough lead time. It was confirmed the notification was provided 72-hours prior to the meeting, following the bylaws.
 - i. Owner: Will automatic drafting be available for payments? Yes, this will still be available.
 - j. Owner concerns around large dogs in units, recycle and dumpster misuse, and concerns about other owners cleaning their yard space.
 - k. Owner concerns on risk of building damage; documentation will be reviewed in the next few months, will need to have future conversations around Greenpoint defective work.
4. APPROVAL OF MINUTES FROM PREVIOUS MEETING
 - a. Jason made a motion to approve the previous meeting minutes as written, Candace seconded the motion; none opposed.

5. FINANCIAL REPORT
 - a. N/A
6. MANAGER'S REPORT
 - a. N/A
7. OLD BUSINESS
 - a. N/A
8. NEW BUSINESS
 - a. Termination and replacement of Legal Counsel
 - i. Jason made a motion to approve the termination of Jason Grosz with Vial Fotheringham as legal counsel and retain Kevin Eike with Eike Law PC as the Association's legal counsel moving forward, Candace seconded the motion; none opposed.
 - ii. Kevin Eike provided an introduction as the newly appointed lawyer for the Association.
 - b. Termination and replacement of Management firms
 - i. Jason made a motion to issue notice of termination to Community Association Partners LLC (CAP) and approve the management agreement with FRESH START Real Estate, Inc. (FSRE), Candace seconded the motion; none opposed.
 - c. Board Direction to new Management:
 - i. Notice to Owners
 - ii. Give notice to prior management firm as follows:
 1. FSRE to send 60-day Notice of Termination to Community Association Partners on 6/24/19.
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
 2. CAP to cease all payments w/o further direction
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
 3. CAP to disburse setup fee to new Management
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
 4. CAP to disburse initial operating funds to MPC
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
 5. CAP to disburse initial reserve funds to MPC
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
 6. CAP to terminate all auto drafts from MPC Owners
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
 7. CAP to forward any funds received to new Management
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
 8. CAP to disburse all final operating funds on hand to MPC
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
 9. CAP to disburse all final reserve funds on hand to MPC
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.

10. CAP to release and turnover all documents to new Management
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
11. FSRE to establish new "Operating" and "Reserve" trust accounts with BannerBank. Authorized signers to new operating and reserve trust accounts shall be Jason Elder, Chair; Candace Gray, Secretary; Harry Burns, Treasurer; and Markand Cindy Vandervest, Managers.
 - a. Jason made a motion to approve, Candace seconded the motion; none opposed.
- d. Retraction and Dismissal of Special Assessment
 - i. Jason made a motion to approve, Candace seconded the motion; none opposed.
- e. Movement of Collection accounts
 - i. Three outstanding collection accounts; Board voted to keep three accounts with VialFotheringham and Eike will take over future collections
 - ii. Jason made a motion to approve, Candace seconded the motion; none opposed.
- f. Ratification/Approval of Landscaping contract
 - i. Jason made a motion to approve, Candace seconded the motion; none opposed.
- g. Annual meeting date and recommendations
 - i. 30-day notice needed with new management company
 - ii. Suggested 3rd Tuesdays of each month at 6pm for future board meetings and meet at theMurrayhill Woods Condominiums Clubhouse; August 20, 2019 for the annual meeting.
9. SCHEDULE NEXT MEETING
 - a. July 16, 2019 at the Murrayhill Woods Condominiums at 6:00pm
10. ADJOURNMENT
 - i. Meeting Adjourned around 6:45pm

Submitted by:
Candace Gray, Secretary
Murray Park Condominiums Association of Unit Owners