



# MEETING MINUTES

## REGULAR MEETING OF THE BOARD OF DIRECTORS OF: MURRAY PARK CONDOMINIUMS Association of Unit Owners

LOCATION: Zoom Meeting held at remote locations  
 DATE: 10/26/2022  
 CALLED TO ORDER: 05:01 pm  
 QUORUM PRESENT: Yes

### ATTENDEES (Board Members Bolded)

<b>Gary Hardy, Chair</b>	Demetra Fields
<b>Nada Maisse, Secretary</b>	Cathie Perkins
<b>Dee Wagoner, Director</b>	Jeri Pietzold
<b>Kathleen Miller, Director</b>	
<b>Andrew Kualaau, Director</b>	
Mark Vandervest - FSRE	
Cindy Vandervest – FSRE	
Sunny Arruda - FSRE	

### OWNER'S FORUM

**14735** – Gutters may need attention. It seems the water splashes down and hits the bottom framing of the patio doors. Periodic cleaning of the gutters hasn't made any difference.

Waste Management hasn't been pushing the recycling dumpster back where it belongs making it difficult to get to it and it sometimes blocks the other bins. The gate also seems to be damaged. It was suggested to post a laminated sign asking WM to push the dumpster to the back left side of the cubicle which may be more effective than calling the WM office, since various drivers may not all get notified.

The gate will be looked at and fixed if possible but the cubicles are wooden and are probably close to end of useful life and will need to be replaced in the next year or so.

### OPENING BUSINESS

**Agenda** approved unanimously

**June 29, 2022 Minutes** approved unanimously.



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**NOTE: Unless noted differently, all Board decisions contained in the minutes of the meeting received a motion, a second to the motion, additional discussion, if any, and a vote of a quorum of the Board of Directors.**

**FINANCIAL REPORT**  
**1/1/2022 through 9/30/2022**

Financial Report Summary:

**Financials as of 9/30/2022:**

§ Total operating funds:	<b>\$ 120,468.92</b>	including pending EFTs
§ Total reserve funds:	<b>\$ 135,263.83</b>	including reserves interest
§ Total cash assets:	<b>\$ 255,732.75</b>	
§ Total YTD income:	<b>\$ 218,037.63</b>	
§ Total YTD expenses:	<b>\$ 148,438.02</b>	including \$27,839.76 of Reserve Expenses
§ Budget vs. Actual <u>Income</u> :	<b>83.54%</b>	collected YTD.
§ Budget vs. Actual <u>Expenses</u> :	<b>58.11%</b>	including 32.76% of the total Reserve expenses
§ Total delinquencies:	<b>\$ 1,840.63</b>	<b>1 account 91+ days; 0 accounts 61-90 days; &amp; 1 account 31-60 days.</b>

**MANAGER’S REPORT**

**REPAIRS, MAINTENANCE & UPDATES**

The following maintenance updates are for informational purposes only and do not require Board action at this time:

- a. Rotten landing post replaced at Unit 14641
- b. Stairs, Landing, & Stringer Replacement at Unit 14514
- c. Stairs and Landing Replacement at Unit 14731
- d. Garbage management is ongoing (cut up and disposal of large items, mitigation of overfilled dumpsters)
- e. Lighting maintenance is ongoing.

**ADMINISTRATION**

Violations - For informational purpose:

- a. 10/04/2022 Common Area Violation
- b. 10/04/2022 Patio/Deck Violation
- c. 10/04/2022 Common Area Violation
- d. 10/04/2022 Patio/Deck Violation
- e. 10/04/2022 Patio/Deck Violation
- f. 10/04/2022 Common Area Violation
- g. 10/04/2022 Common Area Violation
- h. 10/04/2022 Common Area Violation
- i. 10/04/2022 Common Area Violation
- j. 10/04/2022 Patio/Deck Violation
- k. 10/04/2022 Common Area Violation
- l. 10/04/2022 Common Area Violation



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- m. 10/04/2022 Common Area Violation
- n. 10/04/2022 Common Area Violation
- o. 10/04/2022 Common Area Violation
- p. 10/04/2022 Patio/Deck Violation
- q. 10/04/2022 Common Area Violation
- r. 10/04/2022 Patio/Deck Violation
- s. 10/04/2022 Patio/Deck Violation
- t. 10/04/2022 Patio Window Warning

**HOMEOWNER CORRESPONDENCE AND ADMINISTRATION**

For informational purpose:

- a. None

**OWNER CORRESPONDENCE FOR BOARD REVIEW**

Board action requested:

- a. None

**OLD BUSINESS**

**MPC Smoking Amendment update**

The text of the resolution is written and the voting procedure is being worked on so it will all go very smoothly when voting starts. Should be available for voting in the next 30-60 days.

**NEW BUSINESS**

**2022 HOA Reserve Study**

- The 2022 Reserve Study was reviewed and explained in detail by Mark. The schedule of upcoming repairs identified in the 30-year maintenance plan were reviewed and discussed. Reserves have been affected by the increased cost of goods and labor and over all the association appears to be in moderate shape to be able to cover upcoming needs. Future projections are looking better.

**2023 HOA Proposed Budget**

- The 2023 HOA proposed Budget was discussed in detail.
- Water is expected to increase 10.6% in 2023 (per City of Beaverton)
- HOA dues will raise \$14-\$19 per unit/per month (depending on size of unit)
- A motion was made and seconded to accept the budget as proposed. Without further discussion, the motion passed unanimously.

**Carports**

- The carports are showing elevated conditions of rot on beams and fascia and require a lot of repair and/or replacement. It was suggested to consider the needed additional funding to get the carport repairs and all other needed repairs done in the community before things get worse and become critical. The Board discussed the matter and desire to wait and see if construction costs decrease and contractor availability increases in the current market. In the interim the board decided to proceed with repairs on an as needed, and prioritized basis.



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**ADJOURNMENT**

NEXT MEETING DATES: **Monday, January 18, 2023 at 5:00 pm**

MEETING ADJOURNED: **6:24 PM**

**--- END OF MEETING MINUTES ---**

MINUTES PREPARED BY: **FRESH START Real Estate, Inc.**  
Community Manager