

**Murray Park Condominium Association of Unit Owners**  
**Deck and Landing Meeting Agenda**  
**July 19, 2017**  
**Beaverton Library, 13275 SW Fifth St Beaverton, OR**  
**97006**

**I. Call to Order**

Joan Jarvis called the meeting to order at 6pm.

**Introductions:**

Owners introduced themselves.

**II. Maintenance Update**

Greenpointe reported on the next phase of the project.

iii. Owners asked questions and etc...

Greenpointe reported that waterproofing assemblies beneath the siding in all of the decks that had been restored have revealed more systematic dry rot above the deck line. Further investigation revealed that the dry rot is attributed to roof failures and flashing issues at the roof line.

Phase 1 will be/ was completed with much of the allowances being used for this unanticipated dry rot issues and repairs. Throughout the project the contractors found and systematically identified even more dry rot issues than what was originally anticipated. This has ignited a redevelopment of the scope of repairs in order to address these unanticipated components that need repair.

At this time the board is working diligently to provide a project update and anticipated timeline. From now until September the board will be on a fact finding mission to identify and hone in the new expanded scope. They will also be exploring the needed funding and identifying different ways to fund the project. This includes phases, or a lumped project that may be funded through a loan or serial assessment.

Future communications will be made available about the final option and will include a vote from the membership. We encourage members to be active participants throughout this project. Please make an effort to attend meetings to keep up on the community matters.

**Roofs, underlayment, Chimney stacks**

Carra reported on future needs for the project. Per the recommendation of Greenpointe in order to maintain the community buildings they are suggesting that more repairs to the roofs, chimneys and flashing are needed to make and completely repair a lot of the dry rot and damages.

What this means for you:

Phase 2 and 3 of this project are anticipated to need more funding. Currently the board is working to better identify what repairs need to be made to complete this project. Future funding options and what this means for owners and the community as we are aware that the first special assessment was meant to cover all repairs.

**The meeting was adjourned at 7:35 pm**