

**Board Meeting Minutes
Murray Park Condominiums**

May 21, 2013

6:30 PM

Meeting location: 14527 SW Grayling Ln
Beaverton, OR 97007

Board Members:

Present: **Andrew Horlacher, Susan Swarens, Richard Job, Jeri Pietzold, Paul McElhiney**

Quorum present? Yes

Proceedings:

· *Meeting called to order* at 6:50 p.m. by Chair, Andrew Horlacher

Old Business

1. Painting and repairs

Verhalen approved for painting and repairs. Project will commence in June/July. Some equipment will be stored in a designated area; most equipment will be removed each day.

Storage door replacement will be additional charge. Board reviewed two estimates for using fiber glass instead of wood to increase longevity. Paul will inspect condition of storage doors to determine which doors need replacing before signing replacement contract.

2. Electrical repairs

Richard has received 3 bids and is waiting for a 4th bid from Hillsboro Electric. There is a discussion regarding solar versus electrical lights to be determined. This repair will be \$3-4,000 over budget. The Board is looking at the property maintenance current budget to find the funding.

3. Drain repair

Pro-Drain is schedule to begin repair work this week.

4. Arborist Service

An Arborist company has inspected all the trees in MP and has made recommendations regarding the pruning and crown cleaning of dead and diseased limbs above 20-30'. MP does not currently have a budget for this type of work but the Board has decided to complete this work in phases and then create a category for this service in the 2014 budget. At present, the Board is trying to determine how best to fund this project. Other pruning for lower branches would be requested from Willamete Landscaping.

5. Karen Christensen

The Board is concerned with the destruction of several bushes and other landscaped areas by Ms. Christensen. The Board will seek legal advice and the drafting of a cease and desist letter from an attorney as well as notifying local authorities if further disturbances continue.

New Business

1. Holly Tree Vendors

The Board has been made aware that vendors doing work for Holly Tree is parking their vehicles in the Murray Park parking areas blocking MP resident's vehicles and causing damage to MP structures. The Board needs Nichole to send a letter to Holly Tree requesting that they notify all their vendors to park only on their property as MP does have a towing policy for unauthorized vehicles.

Meeting adjourned at 8:20 PM

Next meeting – June 13th or 27th at 6:30 pm.

Respectfully submitted,
Susan Swarens