

# ANNUAL MEETING MINUTES

## ANNUAL MEETING OF THE BOARD OF DIRECTORS OF: MURRAY PARK CONDOMINIUMS ASSOCIATION OF UNIT OWNERS

LOCATION: Zoom Meeting held at remote locations  
DATE: 08/24/2022  
CALLED TO ORDER: 05:00 pm  
QUORUM PRESENT: No  
AJOURNED: 5:03 PM

CALLED TO ORDER: 05:04 pm  
QUORUM PRESENT: Reduced Quorum present

### OWNER ATTENDEES (Board Members Bolded)

<b>Gary Hardy</b>	Brian Causey
<b>Nada Maisse</b>	<b>Kathleen Miller</b>
<b>Dee Wagoner</b>	Jennifer Green
<b>Andrew Kualaau</b>	Chieko Kagawa
<b>Candace Gray</b>	Caitlin Waite
	Doug Cooper
	Diane Collins
	Demetra Fields
Mark Vandervest - FSRE	Cathie Perkins
Cindy Vandervest – FSRE	Hilde Carpenter
Sunny Arruda - FSRE	Jeri Pietzold

### ANNUAL BUSINESS

**Roll Call and verification of quorum.** A minimum 50% quorum was not present in person or by proxy as required by Article 2, Section 3 of the Bylaws. The meeting was adjourned at 5:03 pm and reconvened with a reduced Quorum at 5:04 pm as provided for by ORS 100.408.

**Certification of Proxies** – 34 Proxies received representing 42.5% of the Ownership.

**Proof of Notice of Meeting** – Notice of the Meeting was emailed to all owners and posted at the mailboxes.

**Approval of 2021 Annual Meeting Minutes.** A motion was made and seconded to forgo the reading of the previous annual meeting minutes and passed unanimously. A motion was made and seconded to approve the 2021 Annual Meeting minutes as written. The motion passed unanimously.

**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.*



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contact Management if you have any questions.

## MANAGER'S REPORT

### 1. REPAIRS, MAINTENANCE & UPDATES

There were many repairs, maintenance, and improvements in the Association over the last year including:

#### *Monthly & Ongoing Maintenance:*

- Onsite garbage management & cleanup
- Lighting maintenance
- Electrical maintenance
- Plumbing maintenance
- Photo sensor replacements
- Handrail repairs
- Balcony and patio repairs
- Rotted deck replacement
- Dryer vent repairs and cleaning
- Gutter Maintenance
- Pool area Emergency phone installed

#### *Reserves Projects:*

- Siding replacements & repairs
- Chimney chase rebuilds
- Carport repairs
- Irrigation repairs & updates
- Moss treatment throughout community
- Pressure washing throughout community
- Bark mulch throughout community
- Tree trimming throughout community

### 2. ADMINISTRATION

#### **a. Violations Enforced (year-to-date):**

##### *For informational purpose:*

Four Vehicle Storage Warnings

- Stored vehicles need to be kept in owner's carport, not in open spaces.
- Fines will be issued for stored cars not in carports.

#### **b. Homeowner Correspondence and Administration**

##### *For informational purpose:*

1. None

#### **c. Owner correspondence for Board Review**

##### *Board action requested:*

1. None

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**d. Real Estate Activity (2022 year-to-date Murray Park Condominiums)**

*For informational purpose only:*

- Units sold in 2022 (to date): 3 (static from 3 at same time last year)
- Average days on market: 5 (up from 3 at same time last year)
- Average Sq. Ft. 854 (up from 831 at same time last year)
- Average list price: \$253,333 (up from \$232,350 at same time last year)
- Average list price per sq. ft.: \$297 (up from \$280 at same time last year)
- Average sold price: \$276,667 (up from \$234,400 at same time last year)
- Average sold price per sq. ft.: \$324 (up from \$282 at same time last year)
- Highest sold price for 2 BR: \$305,000 (up from \$275,000 at same time last year)
- Highest sold price for 1 BR: \$235,000 (up from \$219,000 at same time last year)

Sales continue to remain strong within the community.

\*Source: FRESH START Real Estate, Inc. via Portland RMLS

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**VOTING FOR BOARD OF DIRECTORS VACANCY POSITIONS**

**Open Positions:** There are a total of three open board positions. Two Board positions are open as their two-year term has ended. Another position has become vacant due to the board member selling their unit and leaving Murray Park.

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**Board Questionnaires:** No Board Questionnaires were received from the community.

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**Nominations from the Board:** Gary Hardy volunteered to continue to serve as a board member. Andrew Kualaa also volunteered to continue to serve as a board member but is no longer willing to be serve as the chairperson of the board.

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**Nominations from the Floor:** Kathleen Miller was asked if she would be willing to serve on the board and she agreed to serve! No other nominations were made nor were there any other volunteers from the floor.

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**Voting by Acclamation:** A Motion was made and seconded to accept the 3 candidates (Kathleen, Gary & Andrew) as Board members. There was no further discussion and the motion passed unanimously.

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**Election of Officers by the Board:** A Motion was made and seconded by the Board to appoint Gary Hardy as the Chairperson and Nada Maise as Secretary. The position of Treasurer remained open. There was no further discussion and the motion passed unanimously.

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**Announcement of the New Board of Directors:**

Gary Harding – Chairperson  
Nada Maise – Secretary  
Dee Wagoner – Director  
Kathleen Miller – Director  
Andrew Kualaa – Director

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## OUTSTANDING BUSINESS

None.

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## NEW BUSINESS

**Storm Doors:** There are two approved storm doors posted on the website. A count of storm doors was done and there were more non-approved storm doors than there are approved ones. A motion was made and seconded to grandfather the 3 non-approved styles currently in use. Going forward, any newly installed or replaced storm door will need to be one of the two approved styles listed on the website. Without further discussion, the motion passed unanimously.

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--- END OF MEETING MINUTES ---

NEXT MEETING: **Wednesday, October 26, 2022 at 5:00 pm**  
**This will be the annual budget meeting**

ADJOURNED: **6:14 pm**

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