

MINUTES OF THE MEETING OF THE HOMEOWNERS OF THE MURRAY PARK CONDOMINIUM HELD AT 6:15 PM IN THE BEAVERTON LIBRARY LOCATED AT 12375 SW 5TH STREET, BEAVERTON OR 97005.

PRESENT: Andrew Horlacher, Chairman
Vicki Cooper, Secretary
Richard Job, Treasurer
Paul McElhiney, Director
Jeri Pietzold, Director

BY INVITATION: Eamon Beard, Community Manager
Cheryl Brendle, Community Manager
COMMUNITY MANAGEMENT INC.

OWNERS PRESENT: As indicated on the sign-in sheet

I. CALL TO ORDER

Chairman Andrew Horlacher called the meeting to order at 6:15 PM.

II. PROOF OF NOTICE

Community Manager Eamon Beard certified that notices for the meeting had been mailed to all owners of record on January 30, 2014.

III. 2013 MEETING MINUTES

Chairman Horlacher entertained a motion to dispense with the reading of the 2013 minutes and to accept them as previously circulated. The motion was seconded and carried without objection.

IV. INTRODUCTION OF CURRENT DIRECTORS AND COMMUNITY MANAGER

The current directors introduced themselves and told the owners how long they had been residents of Murray Park. Chairman Horlacher also introduced the new CMI representative Eamon Beard and his associate Cheryl Brendle.

V. ESTABLISHMENT OF QUORUM

A quorum for the meeting was established as follows:

By proxy	25
Present	<u>16</u>
Total	41

VI. REPORTS OF OFFICERS

The officers delivered reports regarding projects accomplished since the previous Annual Meeting. Siding repairs and re-painting the buildings was the big project completed in 2013. Treasurer Job explained that the contractor would be conducting an annual inspection of problem areas and will fix any failed areas. A discussion ensued about the reserve study and the specific projects identified for 2014 completion. Treasurer Job explained that per the reserve study, the fencing; paving, curb repair and striping, gutters, irrigation controllers, some landscape renovation, retaining walls and handrails and mailboxes will be examined to determine the need for their replacement.

VII. INSPECTORS OF ELECTION

Owners Doug Cooper and Linda Gosse volunteered to serve as Inspectors of Election.

VIII. ELECTION OF THREE DIRECTORS

Community Manager Eamon Beard explained that owners will elect 3 directors at this meeting. Beard read aloud the names of the nominees received by mail. They were: Andrew Horlacher, (14527), Kathie Steele (14622) and Jeri Pietzold (14735). The floor was opened for further nominations. There being none forthcoming, nominations were closed.

AGREED: A motion was made by Jim Fassensfelt, seconded and carried without objection to elect the slate of nominees to a 2-year term by acclamation.

IX. OTHER BUSINESS

A discussion ensued, led by Director Paul McElhiney during which he expressed concern about a number of items including the condition of private decks/patios, lights that are out, a blue Ford Escort-with expired tags. Community Manager Beard promised to expedite action on these and all outstanding matters that have been assigned to CMI. Beard encouraged owners that are awaiting responses to send him a reminder so their matter is not overlooked in the transition from his predecessor to Beard's team.

X. INCOME TAX RESOLUTION 70-604

Community Manager Beard read aloud IRS Resolution 70-604 and asked the owners to adopt it.

AGREED: A motion was made by Jeri Pietzold to approve the resolution. The motion was seconded and carried without objection.

XI. ADJOURNMENT The Chairman adjourned the meeting at 7:40 PM.

A handwritten signature in black ink, appearing to read "Kathie Steele". The signature is written in a cursive, flowing style.