

**MURRAY PARK CONDOMINIUM
BOARD OF DIRECTORS MEETING
JANUARY 7, 2015
PAGE 1 OF 2**

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE MURRAY PARK CONDOMINIUM HELD ON JANUARY 7, 2015 IN FIRE STATION 67, LOCATED AT 13810 SW FARMINGTON ROAD, BEAVERTON, OR 97005.

PRESENT: Kathie Steele, Chairperson
Vicki Cooper, Secretary
Jeri Pietzold, Treasurer
Paul McElhiney, Director

ABSENT: Joan Jarvis, Director

BY INVITATION: April Holden, Community Manager
COMMUNITY MANAGEMENT INC.

OWNERS PRESENT: No Owners Present

I. CALL TO ORDER

The meeting was called to order by Chairperson Kathie at 7:15 p.m. following the building inspection presentation from Forensic Building Consultants.

II. AGENDA – The Board reviewed the agenda for the meeting.

AGREED: The agenda was amended and approved without objection.

III. PREVIOUS MEETING MINUTES – The Board reviewed the minutes of the October 22, 2014 meeting.

AGREED: Jeri moved to approve the minutes, it was seconded and unanimously carried to approve.

IV. MANAGER'S STATUS REPORT - April Holden, Community Manager on behalf of CMI, presented a report, see attached.

AGREED: It was agreed without objection to postpone storage room door replacements until after the Building Envelope priority list is finalized.

AGREED: Kathie moved to approve Willamette Landscape to install drains at each of the units after Paul confirms the units with flooding concerns and after confirmation the test run worked properly; it carried unanimously.

V. OFFICER REPORTS: Nothing was reported.

VI. COMMITTEE REPORTS: Nothing was reported.

VII. UNFINISHED BUSINESS

A. COMCAST BOX RELOCATION - Discussion followed relative to Comcast box relocation.

AGREED: It was agreed table discussion but have CMISD paint behind the box and CMI to contact Comcast to re-secure the box cover.

B. RETAINING WALL PROPOSALS - Discussion followed relative to retaining wall proposals received from Willamette Landscape for \$34,947 and Old Country Construction for \$45,000.

AGREED: Victoria moved to approve Willamette Landscape to install a retaining wall at 14611 for \$5,684; motion seconded and without objection.

C. ERGO FRIENDLY BENCHES - Discussion followed relative to installation and research of ergo friendly benches.

AGREED: Kathie moved to authorize CMISD replace wood on 2 benches between buildings 5 and 6 with a poly-resin fake wood and to install new benches between buildings 9 and 10 and between buildings 6 and 7 on the concrete pad.

D. ROOF CLEANING – Discussion followed relative to CC&L Roofing bid to clean roofs. Extensive roof cleaning bid is \$17,000 and minimal roof cleaning bid is \$9,000.

AGREED: It was agreed without objection to get two additional bids and approve via email when presented.

VIII. NEW BUSINESS

A. FORENSIC BUILDING CONSULTANT REPORT - Discussion followed relative to the Forensic Building Consultant report and what the next steps are.

AGREED: Paul moved to approve Forensic Building Consultants to complete the deck and landing inspections for \$6,710; it was seconded and unanimously approved. It was also agreed to allow a vote via email to proceed with any safety repairs as reported by Forensic.

B. COMMITTEES - Discussion followed relative to Committees to solicit owner participation at the 2015 Annual Owner Meeting.

AGREED: It was agreed Board members to email Kathie with ideas for Committees; motion carried without objection.

C. AMENDMENTS TO GOVERNING DOCUMENTS - Discussion followed relative to potentially amending the governing documents.

AGREED: It was agreed the Board will review the governing documents and report to Kathie any changes they deem appropriate for review.

D. EDWARD JONES CD RENEWAL – Discussion followed relative to the Edward Jones CD renewal on January 30, 2015.

AGREED: Jeri moved to move the expiring Edward Jones CD to the Edward Jones Money Market account; it was seconded and unanimously approved.

IX. ADJOURNMENT: The meeting was adjourned at 9:20 p.m.

Approved on 4/7/15

Signature Jeraldine Pitzfeld