

MURRAY PARK CONDOMINIUMS



Quarterly Meeting Packet
April 22, 2026 at
6:00pm Via Zoom

FRESH  **START**
REAL ESTATE INC.
Sellers. Buyers. Property Management.
Community Manager

Board Meeting!

AGENDA

Murray Park Condominiums Association of Unit Owners

Regular Quarterly Meeting ~ Wednesday, April 22, 2026 at 6:00pm

Location: Via Zoom at Remote Locations

(Meeting invitations will be emailed to all Owners prior to 1:00 p.m. the day of the meeting.)

I. **Call to order – Introductions**

II. **Approval of Agenda**

III. **Approval of Minutes:** Approval of Minutes from January 28, 2026

IV. **Owners Forum**

V. **Financial Report**

1. Balance Sheet
2. Financial Report
3. Delinquency Report

VI. **Manager's Report**

1. Repairs, Maintenance, & Updates
2. Administration
 - i. Violations
 - ii. Homeowner Correspondence (Informational)
 - iii. Board items to review (Action Items)
3. Unit Sales Data

VII. **Old Business**

1. Painting Update

VIII. **New Business**

1. Carport 14626-14628 Roofing & Rebuild
2. Monument signage

IX. **Schedule Next Meeting:**

Wednesday July 22, 2026 at 6:00pm via Zoom

This will be the Annual Membership Meeting

*It is the Board's intention to hold meetings quarterly on the 4th Wednesday of every third month. Mark your calendars! The meetings in 2026 are to be held on **7/22/2026** at 6:00 pm (Annual Meeting) and **10/28/2026** at 6:00 pm (Budget Meeting) We hope you can attend.*

X. **Adjourn**

MEETING MINUTES

REGULAR QUARTERLY MEETING OF THE BOARD OF DIRECTORS OF: MURRAY PARK CONDOMINIUMS

LOCATION: Zoom Meeting held at remote locations
DATE & TIME: 01/28/2026 at 6:00 PM
CALLED TO ORDER: 06:06 PM
QUORUM PRESENT: Yes

ATTENDEES:

Board Members:

Gary Hardy, Chair
Nada Maise, Secretary
Dee Wagoner, Director
Absent - Sydney Young, Director

Owners & Guests:

Doug Cooper Carrie Birrer
Emilee Manning Santanu Basu
Brian Daniels
Jeri Pietzold

Management:

Mark Vandervest – FSRE
Cindy Vandervest – FSRE
Sunny Arruda – FSRE

CALL TO ORDER:

Chair Gary Hardy called the meeting to order and thanked all of the Board Members and guests for attending the Budget Meeting. Gary then turned the meeting over to Community Manager, Mark Vandervest, of FRESH START Real Estate, Inc. to facilitate the meeting.

APPROVAL OF AGENDA:

Manager Mark Vandervest stated he wanted to add a discussion of Carrie Birrer interest in joining the board, to tonight's Agenda. Mark asked for a motion to approve the agenda with the addition added. A motion was made and seconded to approve the agenda with the addition of a discussion in New Business, of Carrie Birrer's interest in joining the board . The motion was approved unanimously without further discussion.

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.

OWNER'S FORUM:

- Dues:** An owner asked If dues would double every 5 years. Mark answered that No, the dues are based on the Association needs and funding at the time of those needs.
- Roofing Needs** – The need to replace the roofs came up and a discussion followed. The last contractor's report said the roofs were at the end of their lifetime. There have been water intrusion and leaking into some units, Many of the tiles have become cracked. The plans to deal with the roofs will be added to the agenda for the next meeting.
- Walk Around – a Board member suggested the Board, Management and any interested unit owners should schedule a Walk Around to look at needed repairs, maintenance and projects. One owner mentioned the area by her unit is slick with moss on the sidewalks. Mark stated he would add this to the Walk Around.

APPROVAL OF MINUTES FROM PRECEDING MEETING:

- April 23, 2025, Budget Meeting Minutes:** A motion was made and seconded to approve the Meeting Minutes from April 23, 2025, as written. There was no additional discussion, and the motion passed unanimously.

FINANCIAL REPORT(S):

Financial Summary as of 10/31/2025:

- Total Operating Funds: \$ 32,448.70 including pending EFTs
- Total Reserve Funds: \$ 269,579.36 including reserves interest
- Total Cash Assets: \$ 302,028.06
- Total YTD Income: \$ 315,936.32
- Total YTD Expenses: \$ 390,021.05 including \$193,150.81 of Reserve Expenses
- Budget vs. Actual Income: 92.71%
- Budget vs. Actual Expenses: 118.42% including 151.09% of the total Reserve Expenses
- Total Delinquencies: \$ 1,400.00 **1 account 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days; 1 account 0-30 days.**

Financial Summary as of 11/30/2025:

- Total Operating Funds: \$ 43,301.24 including pending EFTs
- Total Reserve Funds: \$ 270,415.20 including reserves interest
- Total Cash Assets: \$ 313,716.44
- Total YTD Income: \$ 346,143.59
- Total YTD Expenses: \$ 408,539.94 including \$195,401.96 of Reserve Expenses
- Budget vs. Actual Income: 102.20%
- Budget vs. Actual Expenses: 123.86% including 152.85% of the total Reserve Expenses
- Total Delinquencies: \$ 1,800.00 **1 account 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days; 0 accounts 0-30 days.**

Financial Summary as of 12/31/2025:

- Total Operating Funds: \$ 52,775.03 including pending EFTs
- Total Reserve Funds: \$ 281,662.94 including reserves interest
- Total Cash Assets: \$ 334,437.97
- Total YTD Income: \$ 381,995.45
- Total YTD Expenses: \$ 423,670.27 including \$197,901.96 of Reserve Expenses
- Budget vs. Actual Income: 103.81%
- Budget vs. Actual Expenses: 125.78% including 154.80% of Reserve Expenses
- Total Delinquencies: \$ 2,250.00 **1 account 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days; 0 accounts 0-30 days.**

Supporting financial documents, statements, and reconciliations are sent separately to the Board of Directors monthly. Please review the monthly Expense Report, as that will be the best way for the Board to be aware of the actual monthly expenditures and corresponding work that has been performed on the property since the last financial statement report. Please do not hesitate to contact management if you have any questions.

MANAGER'S REPORT (as of 01/23/2026):

- 1 REPAIRS, MAINTENANCE & UPDATES:** The following maintenance updates are for informational purposes only and do not require Board action at this time:
- Mitigate water drain leak at Unit 14521
 - Mitigate water plumbing leak at Unit 14508.
 - Repair gutter & fascia board at building 5.
 - Pressure wash away slipper moss away from corner of building 9.
 - Clean debris off of roof of carports 14725-14733. Clean out gutters.
 - Monthly garbage mitigation is ongoing (cut up and disposal of large items, correction of overfilled dumpsters).
 - Monthly lighting maintenance is ongoing.
 - Monthly cigarette receptacle cleaning is ongoing.
 - Monthly rodent station baiting is ongoing
 - Monthly Tree Pruning is ongoing

2. ADMINISTRATION:

Violations (since last meeting – for informational purpose):

Noise Violation

Owner Correspondence & Administration (for Board information only):

None

Owner Correspondence & Administration (Board Action requested):

None

3. UNIT SALES DATA:

Current active listings are as follows:

Unit 14720 Sq. Ft.: 676 Price: \$219,000 Days on Market: 21

Current pending listings are as follows:

None.

Sales year-to-date in 2025 are as follows:

Unit 14531	Sq. Ft.: 676	Price: \$219,000	Sale Date: 8/15/2025	Days on Market: 52
Unit 14612	Sq. Ft.: 919	Price: \$282,000	Sale Date: 2/11/2025	Days on Market: 42

Information provided courtesy of FRESH START Real Estate, Inc. extracted from the RMLS

4. Fee Update for 2026

The following is the structure update for 2026. Beginning April 1, 2026, the following fee changes will take effect:

The following fees are paid by Buyers and Sellers in Real Estate transactions/closings/facility are not paid by the Association:

Transfer Fee:	Currently \$245.00	Increasing to \$275.00 (per transfer)
Title Company Demand Fee:	Currently \$175.00	Increasing to 195.00 (per demand)
Lease Review Fee:	Currently \$75.00	Increasing to \$100.00 (every new lease)
Condo Questionnaire Fee:	Currently \$350.00	Increasing to \$375.00 (each)

The following fees are paid by the Association:

Monthly Management Fees:	Currently \$1,931.94	Increasing to \$1,989.90 (per month)
Maintenance Labor Rate:	Currently \$75.00	Increasing to \$79.00 (per hour)
Executive Labor Rate:	Currently \$150.00	Increasing to \$175.00 (per hour)
Bookkeeping/Clerical Rate:	Currently \$75.00	Increasing to \$95.00 (per hour)
CPA Audits, Ins. Claims:	Currently \$210.00	Increasing to \$250.00 (per occurrence)
Collections Assignment:	Currently \$150.00	Increasing to \$200.00 (per file)
Check Processing Fee:	Currently \$15.00	Remaining at \$15.00 (per check)

OLD BUSINESS:

1. Community Painting Update:

- Painting is planned to begin April or May depending on weather.
- It costs \$14,000-\$16,000 per building to paint, with rot repairs costing \$3,000-\$5,000 per building depending on the extent of the rot damage.
- The plan will be to complete 3-4 buildings per year depending on costs and weather conditions.

2. Lighting Update:

- New lights are white. Two will be installed to see what people think of them.

NEW BUSINESS:

1. Water Mitigation

- A water drain leaked into the space between 2 units. This has been repaired.

2. Bird Seed

- Bird feeders need to be removed from patios/decks. The attract rodents and other problems. Hummingbird feeders are allowed but feeders containing seed, suet or other food that attracts rodents will need to be removed right away.

3. New Board Member– Carrie Birrer expressed interest in joining the board of directors for Murray Park. She bought her unit in July of 2020 and wants to be a part of the decision-making process and represent the community. She works at OHSU Adult Occupational Therapy. A motion was made and seconded to approve Carrie becoming a member of the board immediately. The motion passed unanimously without further discussion and Carrie was welcomed to the board by all present.

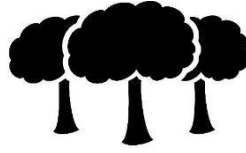
ADJOURN

Next Meeting Date: Wednesday, April 22, 2026 at 6:00 pm via Zoom

*It is the Board's intention to hold meetings quarterly on the 4th Wednesday of every third month. Mark your calendars! The meetings in 2026 are to be held on **04/22/2026** at 6:00 pm, **07/22/2026** at 6:00 pm (Annual Meeting), & **10/28/2026** at 6:00 pm (Budget Meeting) We hope you can attend.*

Meeting Adjourned: 7:06 PM

Minutes Prepared By: FRESH START Real Estate, Inc. - Community Manager



MURRAY PARK CONDOMINIUMS

Financial Report Summaries:

Financial Summary as of 01/31/2026:

▪ Total Operating Funds:	\$ 59,601.21	including pending EFTs
▪ Total Reserve Funds:	\$ 295,218.42	including reserves interest
▪ Total Cash Assets:	\$ 354,819.63	
▪ Total YTD Income:	\$ 42,549.27	
▪ Total YTD Expenses:	\$ 23,819.72	including \$0.00 of Reserve Expenses
▪ Budget vs. Actual Income:	17.34%	
▪ Budget vs. Actual Expenses:	14.41%	including 0.00% of the total Reserve Expenses
▪ Total Delinquencies:	\$ 100.00	0 accounts 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days; 1 account 0-30 days.

Financial Summary as of 02/28/2026:

▪ Total Operating Funds:	\$ 20,110.65	including pending EFTs
▪ Total Reserve Funds:	\$ 310,800.75	including reserves interest
▪ Total Cash Assets:	\$ 330,911.40	
▪ Total YTD Income:	\$ 78,098.34	
▪ Total YTD Expenses:	\$ 83,277.02	including \$19,018.76 of Reserve Expenses
▪ Budget vs. Actual Income:	25.53%	
▪ Budget vs. Actual Expenses:	24.70%	including 19.73% of Reserve Expenses
▪ Total Delinquencies:	\$ 70.00	0 accounts 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days; 1 account 0-30 days.

Financial Summary as of 03/31/2026:

▪ Total Operating Funds:	\$ 57,256.92	including pending EFTs
▪ Total Reserve Funds:	\$ 229,075.86	including reserves interest
▪ Total Cash Assets:	\$ 286,332.78	
▪ Total YTD Income:	\$ 113,950.66	
▪ Total YTD Expenses:	\$ 163,707.96	including \$91,742.54 of Reserve Expenses
▪ Budget vs. Actual Income:	34.00%	
▪ Budget vs. Actual Expenses:	40.42%	Including 46.41% of Reserve Expenses
▪ Total Delinquencies:	\$ 140.00	0 accounts 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days; 1 account 0-30 days.

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MANAGER'S REPORT (as of 04/22/2026):

1. **REPAIRS, MAINTENANCE & UPDATES:** The following maintenance updates are for informational purposes only and do not require Board action at this time:

- a. Pressure washing completed throughout community
- b. Bark mulch being installed throughout community
- c. All chimney chases have been reconstructed throughout the community.
- d. Deck and handrail repairs at unit 14637
- e. Leaning tree removed at back of building 5
- f. Rotted siding repairs at units 14623 & 14625
- g. Monthly garbage mitigation is ongoing (cut up and disposal of large items, correction of overfill dumpsters).
- h. Monthly lighting maintenance is ongoing.
- i. Monthly cigarette receptacle cleaning is ongoing.
- j. Monthly rodent station baiting is ongoing
- k. Monthly Tree Pruning is ongoing

2. **ADMINISTRATION:**

- a. Compliance & Violations (since last meeting – *for informational purpose*):
 - i. None
- b. Owner Correspondence & Administration (*for Board information only*):
 - i. None
- c. Owner Correspondence & Administration (*Board Action requested*):
 - i. Board Member Meeting Attendance

3. **UNIT SALES DATA:**

Current active listings are as follows:

Unit: 14632	Sq. Ft.: 960	Price: \$269,500	Days on market:	5
Unit: 147	Sq. Ft.: 676	Price: \$208,800	Days on market:	10 4

Current pending listings are as follows:

None

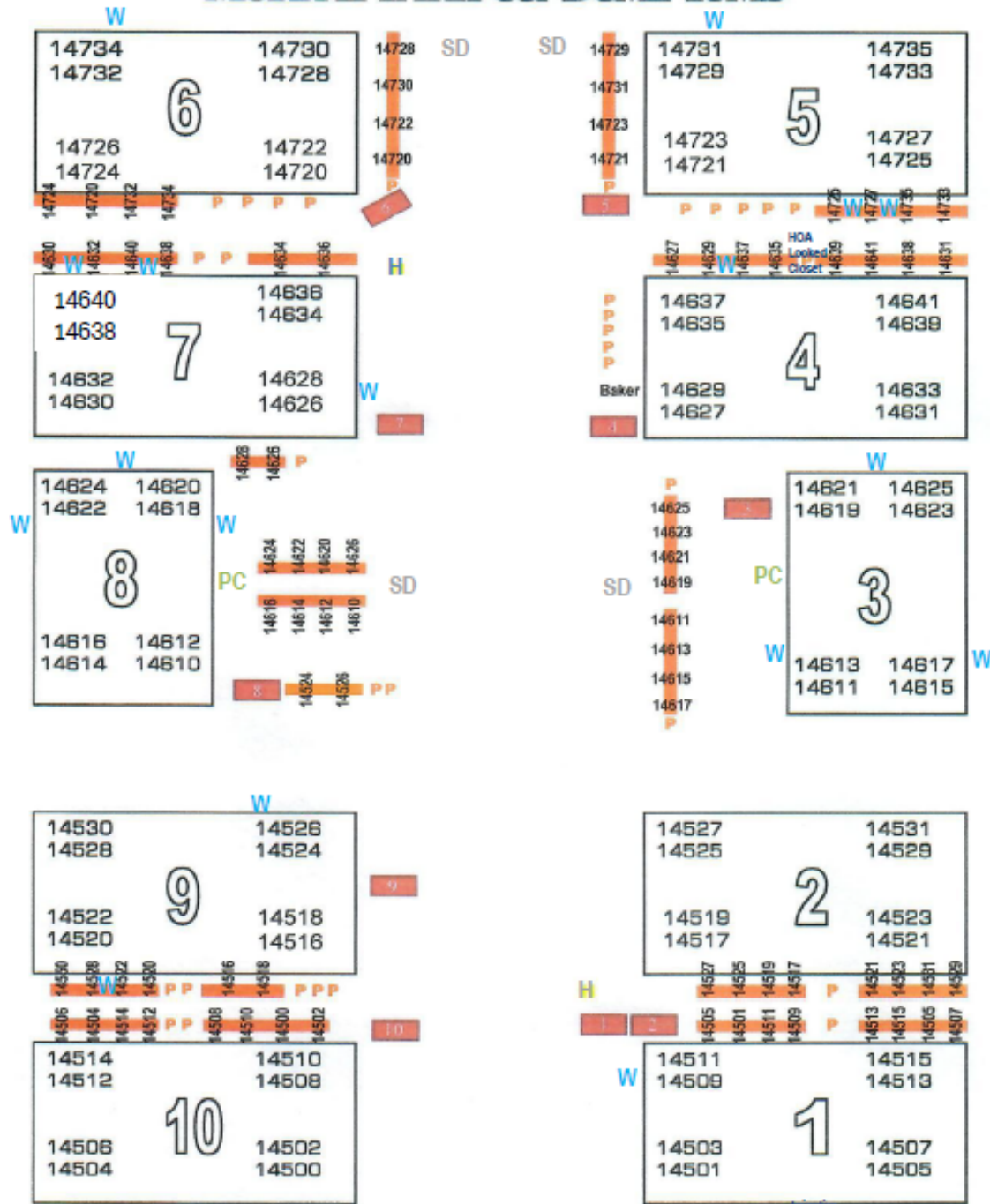
Sales year-to-date in 2026 are as follows:

None to date

Information provided courtesy of FRESH START Real Estate, Inc. extracted from the RMLS

Year Built: 1980-1981

MURRAY PARK CONDOMINIUMS



- MURRAY BLVD**
- = WATER SHUTOFF VALVE
 - = CARPORT
 - H** = HYDRANT
 - SD** = STORM DRAIN
 - W** = WATER SPIGOT
 - PC** = PHOTOCELLS
- 14502: Upper Unit
14500: Lower Unit
- All addresses are:
SW Grayling Lane
Beaverton, OR 97007

Professionally Managed By:
FRESH START Real Estate, Inc.
 503-319-5848 Cell-Text-MMS/SMS
 Manager@FRESHSTARTofOregon.com
 www.MurrayParkCondominiums.com

22 Units at 995sf = 21,890
 26 Units at 923sf = 23,998
 30 Units at 689sf = 20,670
 2 Units at 596sf = 1,192
80 Units at 67,750 TOTAL sq. ft.

80 Carport parking spots
 33 Open uncovered parking spots (P)
113 TOTAL parking spots