

MURRAY PARK REGULAR MEETING OF THE BOARD OF DIRECTORS
MEETING MINUTES
4/27/2022

Andrew Kualaau, President
Candace Gray, Secretary
Dee Wagoner, Director
Nada Maisse, Director
Gary Hardy, Director

ATTENDEES: Mark & Cindy Vandervest and Sunny Arruda (FRESH START Real Estate, Inc.), 8 owners
LOCATION: Zoom meeting

1. CALL TO ORDER at 5:03pm
 - a. President Andrew Kualaau welcomed everyone in attendance and turned over the meeting to Mark Vandervest from FRESH START Real Estate to facilitate the meeting.
2. APPROVAL OF AGENDA
 - a. Andrew Kualaau motioned to approve; Dee Wagoner seconded; unopposed
3. OWNER'S FORUM
 - a. Kendra Aker concerns
 - i. Speeding concerns around enforcement of 5mph in parking lot; illegal drug growth operation in her unit prior to her moving in; vehicle parked overnight in the fire lane
4. APPROVAL OF MINUTES
 - a. Minutes shared from January 26, 2022 and March 1, 2022
 - i. January 26, 2022 minutes: Dee Wagoner approved; Candace Gray seconded; unopposed
 - ii. March 1, 2022 minutes: Dee Wagoner approved; Candace Gray seconded; unopposed
5. FINANCIAL REPORT
 - a. Balance Sheet
 - b. Financial Report as of 3/31/2022:
 - i. Total operating funds: \$ 104,590.98 including pending EFTs.
 - ii. Total reserve funds: \$ 103,775.40
 - iii. Total cash assets: \$ 208,365.48
 - iv. Total YTD income: \$ 76,723.48
 - v. Total YTD expenses: \$ 54,491.14 including \$12,658.18 of Reserve expenses.
 - vi. Budget vs. Actual Income: 34.33% collected YTD.
 - vii. Budget vs. Actual Expenses: 25.58% paid YTD incl. 23.21% of Reserve expenses
 - c. Delinquency Report
 - i. Total delinquencies: \$ 1,427.63 One account on a payment plan (Unit 14734) and one account 61-90 days (Unit 14636)
6. MANAGER'S REPORT
Repairs, Maintenance & Updates
 - a. Remove frost protectors on exterior faucets.
 - b. Sewer line repairs at buildings 4 & 5.
 - c. Chimney rebuild at unit 14735.
 - d. Siding paint touch-ups in community.
 - e. Red step edges painted in various areas of the community sidewalks.
 - f. Gutter repair at carport 14634
 - g. Garbage management is ongoing (cut up and disposal of large items, mitigation of overfilled dumpsters)
 - h. Lighting maintenance is ongoing.

Administration

Compliance & Violations -For informational purpose:

N/A

Homeowner Correspondence and Administration

N/A

Action items for Board review

Board electronically approved the installation of pipe repair between buildings 4 and 5;

Motion to ratify vote by Dee Wagoner; seconded by Andrew Kualaau

7. OLD BUSINESS

- a. The Board has reviewed their position on signage in the windows and decided it's important to enforce the bylaws to help keep our community looking nice
- b. Cost for additional pickup (back in January); garbage; 3 dumpsters 2x/week \$911.53; 3x/week would increase to \$1493.01. Overages in the past months (only 2) was \$24 per charge; total of \$48/month extra. Garbage picks up on Monday and Friday. Recycle pick up 3x/week (Monday, Wednesday, Fridays); no extra charge to pick up recycling. Board agrees not to add an additional garbage pick up at this time to keep monthly costs low for the community.

8. NEW BUSINESS

- a. Enforcement procedure: Mark suggested the option of a walkthrough of board members and management to create and enforce a comprehensive list of violations in the community. Gary suggested leaving notice on everyone's door so all will have a physical reminder for violations enforced by the bylaws.
 - i. Dee Wagoner motioned; Gary Hardy seconded; none opposed
- b. Non-smoking bylaw amendment proposal being modified so it can be sent to owners to vote on this year.

9. SCHEDULE NEXT MEETING

- a. Wednesday, June 29th, 2022 at 5pm: Regular Board Meeting via Zoom

10. ADJOURNMENT

- a. Meeting Adjourned at 6:05pm; Motioned by Candace Gray; Dee Wagoner seconded

Minutes drafted by: Candace Gray, Secretary