

**MURRAY PARK CONDOMINIUM
BOARD OF DIRECTORS MEETING
JUNE 25, 2014
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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE MURRAY PARK CONDOMINIUM HELD ON WEDNESDAY, JUNE 25, 2014 AT 6:30 PM IN THE BEAVERTON, OR AT 12375 SW FIFTH STREET, BEAVERTON, OR 97005.

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

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

OWNERS PRESENT: As listed on the sign in sheet

I. CALL TO ORDER

The meeting was called to order by Chairperson Kathie Steele at 6:30 PM.

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

AGREED: The agenda was approved by consent.

III. PREVIOUS MEETING MINUTES – The Board reviewed the minutes of the April 23, 2014 meeting.

AGREED: Kathie Steele moved to approve the minutes as presented, the motion was seconded and carried.

IV. MANAGER'S STATUS REPORT - Community Manager Eamon Beard presented a report on all items not requiring Board attention.

V. CHAIRMAN'S REPORT - No Report.

VI. PRESSURE WASHING - The Board reviewed proposals for pressure washing from All Wet Pressure Washing, Pure Pressure Washing, and CMI Service Division.

AGREED: Jeri Pietzold moved to approve All Wet Pressure Washing's proposal contingent upon the work being conducted in one day and that the vendor provides a cost to clean individual patios and decks. The motion was seconded and carried.

VII. COMPLIANCE ISSUES AND LETTER DISCUSSION - The Board reviewed the status of open compliance issues, particularly those pertaining to 14620 SW Grayling Lane. The owner of this unit was present and was recognized by the Chair. The Owner felt the fines were unreasonable and requested the Board write them off. Community Manager Beard reviewed the list of unresolved compliance issues to date including the pet over the weight limit, the excessive noise, and the improper disposal of refuse. The Board

reviewed the Owner's request and denied the write-off of fees due to the ongoing nature of the violations.

The Board also reviewed the changing the wording of the compliance letters that are being sent. Richard Job noted that a number of residents were taking advantage of the House Rules and relayed a discussion he had with an attorney regarding possibly amending the language.

- VIII. GUTTER/DOWNSPOUT REPLACEMENT** - The Board reviewed proposals for gutter and downspout replacement from TT&L Sheet Metal, Liberty Sheet Metal, and Great NW Gutters. The Board tabled the item until the next meeting so that additional information could be requested from the vendors.
- IX. SANITARY SEWER LINE CLEANOUTS** - The Board reviewed a proposal from River City Environmental for sanitary sewer line cleanouts.
AGREED: Richard Job moved to approve the proposal, the motion was seconded and carried.
- X. BIKE RACK INSTALLATION** - The Board discussed installing bicycle racks on the property. CMI was directed to survey the owners to see if they would be used if installed.
- XI. BYLAW AMENDMENTS** - Community Manager Beard discussed the process for amending the bylaws to restrict rentals and smoking. Smoking may be prohibited in the common areas by a revision to the house rules. Any amendment to the Bylaws or Declaration would need to be approved by the ownership. CMI was directed to survey owners to see if there was interest for such a revision. The Board also discussed asked the Association's attorney, Jason Grosz, to attend the next meeting.
- XII. SUMMER ANNUAL INSTALLATION** - The Board reviewed the proposal from Willamette Landscape Services to install summer flowers.
AGREED: Richard Job moved to approve the planting. The motion was seconded and carried.
- XIII. 14635 RAILING INSTALLATION** - The Board discussed a request from the Owner of 14635 to install a railing at the entrance to her unit.
AGREED: Kathie Steele moved to approve CMI Service Division to install the railing. The motion was seconded and carried.
- XIV. OPEN FORUM**
14623 Vent Installation Request - The Board reviewed a request from the Owner of 14632 to install vents in her storage unit door to aid air circulation.
AGREED: Kathie Steele moved to approve the request. The motion was seconded and carried.

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14516 Window and Sliding Door Installation Request - The representative of 14516 presented his request to install fiberglass double pane windows and sliding glass door in the unit.

AGREED: Kathie Steele moved to approve the request. The motion was seconded and carried.

14623 Water Pooling - The Owner of 14623 noted recurring drainage issues at the entrance to her unit. CMI was directed to have the adjacent drain cleaned and to pursue additional options to address the ponding.

14524 Sagging Gutter - The Owner of 14524 noted that the gutter above his unit sags and dumps water on to his doorstep during heavy rain. CMI was directed to have this area addressed when the gutters and downspouts are replaced.

Also discussed was a broken pan in a street light and the damaged Comcast box near 14614.

XV. ADJOURNMENT 8:56 PM