

**Board Meeting Minutes
Murray Park Condominiums**

June 18, 2013

6:30 PM

Meeting location: 14527 SW Grayling Ln
Beaverton, OR 97007

Board Members:

Present: Andrew Horlacher, Susan Swarens , Richard Job, Jeri Pietzold, Vickie Cooper, Paul Mcelhiney,

Guests: Joan Jarvis, Scott Shand. Doug Cooper

Quorum present? Yes

Proceedings:

· *Meeting called to order* at 6:30 p.m. by Chair, Andrew Horlacher

Old Business

1. Exterior Painting

Verhaalen Painting will begin prepping for painting and dry rot repair. Work will begin on 6/24 and continue for 35 days. They will distribute fliers to residents prior to starting the job. They will begin with powerwashing, then do the dry rot repair. They will start with Buildings 6-10 and then work on Buildings 1-5. One set of doors also needs to be replaced.

2. Tree Pruning

Richard researched the costs of having the trees at Murray Park pruned by arborists. The cost will be approximately \$12-13,000 to do a thorough pruning. Money is available in the reserve account to cover this. Richard will try to negotiate the price down a little bit.

3. Electrical problems

Exterior lights are needed on Building 5. A trench will need to be dug in order to lay the conduit for the electrical work. Action: The Board voted to contract with Mike's Electric for electrical work at a cost of \$2214, and Willamette Landscaping for digging the trench at a cost of \$1,043 (estimated total of \$3257.00). In addition, the Board voted to buy and place 3 solar lights at a cost of \$50.99 each (not including labor). As a trial, these solar lights will be placed on Building 5. Two will be placed at each corner on the west side, and one will be placed in the middle of the north side of Building 5.

4. Letter regarding pets

Action: request that Noah and Associates send out the letter with an additional note of keeping cats indoors at night.

New Business

1. Sewage Problems

Follow through on sewage issue to make sure the sewage lines are cleaned on a regular basis to prevent back-up in units.

2. Gutters

Gutters are scheduled to be replaced in 2014. Action: Request that Noah and Associates arrange for an inspection of the gutters.

3. Resident in Unit #14520.

This resident's actions have caused concern among many residents at Murray Park. Actions of concern include yelling profanities at other residents, destroying bushes in front of her unit, and physically harrassing a neighbor (arrested, convicted, and served time). Action: Contact an attorney for advice regarding this situation and how to proceed.

Meeting Adjourned 8:15 PM.

Respectfully submitted,
Vickie Cooper, Board Secretary