

MURRAY PARK REGULAR MEETING OF THE BOARD OF DIRECTORS  
**MEETING MINUTES**  
1/26/2022

PRESENT:

Candace Gray, Secretary  
Dee Wagoner, Director  
Nada Maise, Director  
Gary Hardy, Director

ATTENDEES: Mark & Cindy Vandervest (FRESH START Real Estate, Inc.), 4 owners

LOCATION: Zoom meeting

1. CALL TO ORDER at 5:09pm
  - a. Secretary Candace Gray 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. Dee Wagoner motioned to approve; Candace Gray seconded; unopposed
3. OWNER'S FORUM
  - a. Unit 14735 saw possible rot/hole in chimney, possibly from an animal? Location was northside of chimney. Mark and Cindy will check out the issue as soon as possible.
  - b. Unit 14519 thinks dumpster overflow might cause rodents
  - c. Nada Maise's front door by doorbell has water falling down the wall when it's raining hard. Mark and Cindy will look into this.
4. APPROVAL OF MINUTES
  - a. Minutes shared from November 17, 2021
    - i. Dee Wagoner approved; Nada Maise seconded; unopposed
5. FINANCIAL REPORT
  - a. Balance Sheet
  - b. Financial Report
    - Financials as of 12/31/2021:  
Total operating funds: \$ 97,372.40 including pending EFTs.  
Total reserve funds: \$ 88,760.74  
Total cash assets: \$ 186,133.14  
Total YTD income: \$ 260,924.86  
Total YTD expenses: \$ 257,999.78 including \$110,004.89 of Reserve expenses.  
Budget vs. Actual Income: 100.10% collected YTD.  
Budget vs. Actual Expenses: 103.52% paid YTD incl. 146.12% of Reserve expenses
  - c. Delinquency Report
    - i. Total delinquencies: \$ 1,104.63 One account on a payment plan, and one account 0-30 days
6. MANAGER'S REPORT  
Repairs, Maintenance & Updates
  - a. Install frost protectors on exterior faucets.
  - b. Sewer line backup cleared for Building #5.
  - c. Caulking/Siding paint touch-ups in community.
  - d. Rake debris off carport roofs at buildings 5 & 6, spot clean gutters, dispose of materials.
  - e. Trimmed trees and bushes throughout community. Stack for removal by Great Gardens.
  - f. Garbage management is ongoing (cut up and disposal of large items, mitigation of overfilled dumpsters)
    - i. Will assess additional dumpster(s) pick-up costs for next meeting

- ii. Owner suggested to have additional pick-up during high use times (i.e. holidays, new year etc.)
- g. Lighting maintenance is ongoing
  - i. Will talk about replacing address number light fixtures in future meeting, included in reserve study

Administration

Compliance & Violations -For informational purpose:

Warning for dog barking on going when owner was away

Homeowner Correspondence and Administration

N/A

Action items for Board review

Sewer line repairs at buildings 4&5

7. OLD BUSINESS

- a. Capital Contribution Bylaws Amendment is now in affect (noted in last board meeting's minutes); resolution available on our community's website

8. NEW BUSINESS

- a. Sewer line repairs at buildings 4&5
  - i. Roots pushing through sewer line separation.
  - ii. Two bids provided by the Apollo Plumbing Heating & Air Conditioning and Wolcott Plumbing Drain & Rooter. Board will review and approve bid after a few questions around asphalt repairs have been answered.
- b. Vote on No Smoking Bylaw Modification
  - 05/2020 was the last vote. Proposed to send the non-smoking vote to the neighborhood again. Dee Wagoner motioned to move forward on; Nada Maisse seconded; none opposed
  - Fresh Start will work on getting paperwork together to move forward with a re-vote

9. SCHEDULE NEXT MEETING

- a. Wednesday, March 30, 2022 at 5pm: Regular Board Meeting via Zoom

10. ADJOURNMENT

- a. Meeting Adjourned at 6:18pm; Motioned by Candace Gray; Dee Wagoner seconded

*Minutes drafted by: Candace Gray, Secretary*