

**MURRAY PARK CONDOMINIUM  
BOARD OF DIRECTORS' MEETING MINUTES  
DECEMBER 12, 2013  
THE BEAVERTON LIBRARY  
12375 SW 5<sup>th</sup> STREET,  
BEAVERTON OR 97005.**

**PRESENT:** Andrew Horlacher, Chairman, Victoria Cooper, Secretary, Richard Job, Treasurer  
Paul McElhiney, Director, Jeri Pietzold, Director

**BY INVITATION:** Jed Spera, Community Manager CMCA, CAMP, AMS  
**Community Management Inc.**

**OWNERS PRESENT:** As indicated on the sign in sheet.

**I. CALL TO ORDER**

The meeting was called to order by Chairman Andrew Horlacher at 6:31 PM.

**II. APPROVAL OF PREVIOUS MEETING MINUTES –NOVEMBER 7, 2013**

The minutes of the meeting held on November 7, 2013 were approved as circulated.

**III. OLD BUSINESS**

**a. 14619 Remediation Report & Bids**

CMI to ask (mold remediation company) to review their previous work to see if they should have removed more mold during initial visit.

**a. Collection Resolution** - The Board considered a resolution drafted by Vial Fotheringham.  
**AGREED: The Collection Resolution was approved without objection.**

**b. Insurance Resolution** – The Board considered a resolution drafted by Vial Fotheringham.  
**AGREED: The insurance resolution was approved without objection.**

**c. Rules Enforcement Resolution** - The Board considered a resolution drafted by Vial Fotheringham.  
**AGREED: The Rules Enforcement Resolution was approved without objection.**

**IV. NEW BUSINESS**

**a. Insurance Bids** –A bid was solicited from American Family Insurance.

**AGREED: The Board approved the purchase of the Association's insurance from American Family . The Board approved an increase in the deductible to \$10,000 and the purchase of a workers' compensation policy that would cover the acts of volunteers and an uninsured worker that could be injured on the property. CMI will contact State Farm Insurance, the current carrier, and arrange for cancellation of the current policy.**

**V. CONFIRM NEXT MEETING DATE**

Community Manager Spera reported that the next meeting will be the Annual Association meeting that will be held on Wednesday February 26, 2014.

**VI. OPEN FORUM**

**Topics of discussion included mold remediation and repairs, landscaping, light repair, and deck violations.**

**VII. ADJOURNMENT**-The meeting was adjourned at 8:25PM.