

**Board Meeting Minutes
Murray Park Condominiums**

Corrected (9/23/12)

Sept 20, 2012; 7:00 PM

14527 SW Grayling Ln Beaverton, OR 97007

Board Members:

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

Quorum present? Yes

Proceedings:

· Meeting called to order at 7:07 p.m. by Chair, Andrew Horlacher

Old Business

1. **Garbage enclosures** - Richard reported on the damaged garbage enclosures. Waste Management filed a claim with their insurance company, but the insurance company denied the claim since there were no witnesses to the incident. West Meyer Fence estimated that it would cost \$215 to repair the damage to both enclosures and \$582 to install another 20 feet of rubber barrier on the inside of each enclosure. The City of Beaverton and Waste Management feel that the damage is the result of the dumpsters being too large for the existing enclosures.
 - a. Action: Richard will meet with Waste Management in a meeting facilitated by City Hall to reach a resolution to the matter. Murray Park will have the enclosures repaired by West Meyer Fence. Murray Park will contact Waste Management to reduce the size of the dumpsters from 3 yard containers to 2 yard containers at a cost of \$685 for 4 dumpsters.
2. **Power Washing** - The power washing of all sidewalk and asphalt areas has been done. Due to the amount of debris in the seams where the edge of the concrete meets the sidewalk, the job took an extra 8 hours. The company has requested an additional \$400 to cover the extra labor.
 - a. Action: The Board voted to pay the additional \$400 to Ben Prusse Pure Pressure Washing.
3. **Landscaping** - The arborist was at Murray Park to trim some trees, but did not do a complete job. Geri reported that they did not trim her tree at Unit #14735. Richard had planned to meet with the arborist, but they did not show up.
 - a. Action: Richard will meet with the current arborist for a tour of Murray Park and to determine their ability to do the required work. They will look at Jeri's trees at that time.
4. **FHA Standing for Murray Park** - Susan reported that Murray Park's application will be reviewed within 45 days. At that point, Murray Park will be notified if any further information is needed. If no information is needed, the FHA application will be filed.

New Business

1. **Reserve Study with On-Site Visit** - An on-site visit for the Reserve Study was last done in 2009. In the years since then, the reserve study has been a paper update. The cost for an on-site visit is \$2450. The cost for a paper update is \$800, which is already budgeted for this year. Richard suggested budgeting an extra \$1650 so that Murray Park could have an on-site Reserve Study done this year. The extra dollars could come from professional fees or property maintenance. Both categories are now under budget. Of particular concern is the exterior paint. The buildings are not due to be painted until 2017, but Richard feels that Murray Park should consider doing it sooner than that. Richard will be present during on-site visit, and any others that are interested.
 - a. Action: The Board voted to proceed with an on-site visit to be done this Fall. Richard will contact Nichole to proceed with this.

Next meetings will be held on Thursday, October 18 and November 15 at 7:00 PM Meeting adjourned 8:10

Minutes submitted by Vickie Cooper, HOA Board Secretary