



MEETING MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS OF: MURRAY PARK CONDOMINIUMS

LOCATION: **Zoom Meeting held at remote locations**
 DATE: **January 25, 2023**
 CALLED TO ORDER: **5:03 pm**
 QUORUM PRESENT: **Yes**

ATTENDEES (Board Members Bolded)

Gary Hardy	Diane Collins
Nada Maise	Hilde Carpenter
Dee Wagoner	Jeri Pietzold
Kathleen Miller	
Andrew Kualaa	
Mark Vandervest - FSRE	
Cindy Vandervest – FSRE	
Sunny Arruda - FSRE	

OWNER'S FORUM

- **Status of previous situation** - A question was asked about the status of the owner who had been threatening the association with legal action for unfounded reasons. This situation seems to have been resolved as a result of the letter sent by the Association's legal counsel.

OPENING BUSINESS

Agenda – A motion was made and seconded to approve the Agenda for the meeting as written. There was no further discussion and the agenda was approved by unanimous vote.

October 26, 2022 Minutes – A motion was made and seconded to approve the minutes of the previous meeting on October 26, 2022 as written. Without further discussion the motion was passed by unanimous vote.

NOTE: Unless noted differently, all Board decisions contained in the minutes of the meeting received a motion, a second to the motion, additional discussion, if any, and a vote of a quorum of the Board of Directors.



MURRAY PARK CONDOMINIUMS

FINANCIAL REPORT(S)

Financial Report Summaries:

Financials as of 10/31/2022:

§ Total operating funds:	\$ 122,789.86	including pending EFTs
§ Total reserve funds:	\$ 142,760.75	including reserves interest
§ Total cash assets:	\$ 265,550.61	
§ Total YTD income:	\$ 241,045.72	
§ Total YTD expenses:	\$ 161,628.25	including \$27,839.76 of Reserve Expenses
§ Budget vs. Actual Income:	92.02%	collected YTD.
§ Budget vs. Actual Expenses:	62.06%	including 32.76% of Reserve Expenses paid year to date
§ Total delinquencies:	\$ 2,744.63	1 accounts 91+ days; 0 accounts 61-90 days; 1 accounts 31-60 days.

Financials as of 11/30/2022:

§ Total operating funds:	\$ 132,935.91	including pending EFTs & undeposited funds
§ Total reserve funds:	\$ 142,783.97	including reserves interest
§ Total cash assets:	\$ 275,719.88	
§ Total YTD income:	\$ 265,922.36	
§ Total YTD expenses:	\$ 176,335.62	including \$29,803.76 of Reserve Expenses
§ Budget vs. Actual Income:	100.38%	collected YTD.
§ Budget vs. Actual Expenses:	67.41%	including 35.07% of Reserve Expenses paid year to date
§ Total delinquencies:	\$ 970.63	0 accounts 91+ days; 0 accounts 61-90 days; 1 account 31-60 days; 3 accounts 0-30 days.

Financials as of 12/31/2022:

§ Total operating funds:	\$ 104,460.17	including pending EFTs
§ Total reserve funds:	\$ 145,345.87	including reserves interest
§ Total cash assets:	\$ 249,806.04	
§ Total YTD income:	\$ 289,243.51	
§ Total YTD expenses:	\$ 225,570.61	including \$40,735.90 of Reserve Expenses
§ Budget vs. Actual Income:	101.54%	collected YTD.
§ Budget vs. Actual Expenses:	81.67%	including 47.93% of Reserve Expenses paid year to date
§ Total delinquencies:	\$ 1,537.00	1 accounts 91+ days; 1 accounts 61-90 days; 0 accounts 31-60 days; 3 accounts 0-30 days.

Supporting financial documents, statements, and reconciliations are sent separately to the Board of Directors Monthly. Please review the monthly Expense Report, as that will be the best way to be aware of the actual monthly expenditures and corresponding work that has been performed on the property since the last financial statement report(s). Please do not hesitate to call or email management if you have any questions.



MANAGER'S REPORT

REPAIRS, MAINTENANCE & UPDATES

The following maintenance updates are for informational purposes only and do not require Board action at this time:

- a. Replace & paint fascia board over carports 14634 & 14636, replace damaged gutter (bill back to the Grays)
- b. Repair fascia and roof tile damage to carport above space 14734
- c. Cut down tree section encroaching over sidewalk at 14724
- d. Hose bib frost protectors installed throughout community
- e. Pressure wash moss off of sidewalk near unit 14635 and paint step edges safety red.
- f. Cut down tree section hanging over stairway at Unit 14730
- g. Paint unpainted siding above storage closet door in patio area of Unit 14728
- h. Clean up/bury cable on ground below window to right of patio fence at Unit 14728
- i. Finish line striping at open parking spots
- j. Repair roof tiles above carport 14754
- k. Repair roof tiles above carport 14636
- l. Clean dirt out of drains that are uncovered at Unit 14627
- m. Monthly lighting maintenance is ongoing
- n. Monthly garbage mitigation is ongoing (cut up and disposal of large items, correction of overfilled dumpsters).
- o. Monthly tree pruning is ongoing.

ADMINISTRATION

1. Compliance & Violations:

For informational purpose:

- a. None

2. Homeowner Correspondence and Administration

For informational purpose:

- a. None

3. Action items for Board Review

Board action requested:

- a. None



OLD BUSINESS

No-Smoking Bylaws Amendment

The majority of the Association Owners voted in favor of adopting the No-Smoking Bylaws Amendment **making Murray Park Condominiums a no-smoking community**. The Bylaws are thereby amended as approved.

The following is added to Article V of the Bylaws:

***Article V, Section 11(m): Smoking Prohibition.** The Murray Park Condominiums is a non-smoking community. Smoking of any kind is prohibited everywhere within the boundaries of the condominium property, including, but not limited to, all dwelling units, decks, terraces, patios, parking areas, and all general and limited common element areas of the condominium. "Smoking" is defined as inhaling, exhaling, burning or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (i.e. e-cigarettes or vaping products), whether legal or illegal. Cigarette butts shall not be disposed of anywhere on the ground or in common or limited common areas. Violations of this paragraph will result in fines pursuant to the Association's Enforcement & Fine Resolution, as may be amended from time to time, or as may be determined by the Board of Directors. Owners shall be held responsible for violations by tenants and guests. No warning shall be provided or required for any violation of this provision.*

- The amendment goes into full effect as soon as the bylaws amendment is recorded with the Washington County recorder's office.
- There is to be no smoking anywhere within the boundaries of Murray Park Condominium property, including on sidewalks within the community property lines, in parking lots, in vehicles in the parking lots, inside of any units, outside of any units, on decks or patios, etc.
- Violations of the No Smoking Amendment will incur an immediate fine of \$250.00 per each occurrence. No warnings will be given nor are warnings required.
- Signs will be placed about the community giving notice Murray Park is now a Smoke Free community.
- It was suggested to provide smoking receptacles for cigarette butts at the entrance of Murray Park along Murray Blvd.
- A motion was made and seconded to add the no-smoking provision and fine to the Enforcement Resolution. There was brief additional discussion, and the motion passed by majority.



NEW BUSINESS

2023 Upcoming Repairs & Maintenance

- The association's reserve funds continue to be lean and spending will need to be prioritized by need. The board and management will be looking into upcoming projects identified in the Reserve Study as follows:
 - Concrete & Asphalt repairs
 - Bark Mulching
 - Building, common area and address lighting
 - Exterior building repairs
 - Fence repairs
 - FHA approval renewal is required this year if the community wishes to continue it.
 - Gutter repairs
 - Pressure washing
 - Storage closet door repairs
 - Trash enclosure repairs

Board Meetings Move to Quarterly Meetings

- A motion was made and seconded to change the regular Board meetings to quarterly from the current bi-monthly schedule. It was discussed and the board was assured they could always call a meeting if a need arose between regularly scheduled meetings. With no additional discussion the vote was unanimous to move to quarterly meetings.

ADJOURNMENT

NEXT MEETING DATE(S): **Wednesday, April 26, 2023 at 5:00 pm via Zoom**
It is the Board's intention to hold meetings quarterly on the 4th
Wednesday of every 3rd month. Mark your calendars!
We hope you can attend.

MEETING ADJOURNED: **5:57 PM**

--- END OF MEETING MINUTES ---

MINUTES PREPARED BY: **FRESH START Real Estate, Inc.**
Community Manager