

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE MURRAY PARK CONDOMINIUM
HELD ON DECEMBER 1, 2015 AT FIRE STATION 67, 13810 SW FARMINGTON ROAD, BEAVERTON, OR
97005.

PRESENT: Kathie Steele, Chairperson
Susan Swarens, Secretary
Jeri Pietzold, Director
Paul McElhiney, Director
Fendall Winston, Treasurer

BY INVITATION: Gabe White and Jerry Gomoll
FORENSIC BUILDING CONSULTANTS
April Holden, Community Manager
COMMUNITY MANAGEMENT, INC.

OWNERS PRESENT: Indicated on sign in sheet attached.

- I. **CALL TO ORDER:** The meeting was called to order by Chairperson, Kathie Steele at 6:33 p.m.
- II. **INTRO OF BOARD MEMBERS:** The Board introduced themselves to the Owners present.
- III. **APPROVAL OF PREVIOUS MINUTES:** Jeri moved to approve the minutes for the September 24, 2015 meetings. The motion was seconded and approved.
- IV. **FORENSIC BUILDING CONSULTANTS (FBC) REPORT:** Gabe White with FBC presented their findings from the building envelope investigation conducted in November. FBC reported active water intrusion was found in virtually every building and at every opening location. In addition the following items were noted:
 - Roof:** lacks sheathing and shows aging and decay, debris build up underneath the shingles, tiles are in good shape, anti-ponding strips missing along edge of roof into gutters
 - Siding:** No sheathing under siding, deterioration around all sides of buildings – due to age of material present, siding is acting like a sponge to absorb water – moisture meters over 50%, fasteners are showing signs of water wicking, touches ground in a lot of areas, siding inside of exhaust joints are severely decaying
 - Windows:** No flashing around windows, inside sill shows water intrusion Base of walls away from windows, roof show moisture levels of 100%
 - Storage Sheds:** Very moist with obvious roof leaks, have microbial growth
 - Exhaust Vents:** (non-weather dependent) blowing moisture into wall cavity because they are not connected properlyFBC recommends the next step obtain pricing from vendor (GPC) with a timeline of year-end with the priorities of grading the slope so water travels away from buildings, roof replacement and repairing the level 2 decks and landings. After those items are complete, the next priority would be siding and then windows and finally exhaust fan reinstallation.

- I. **ADJOURNMENT:** The Board meeting was adjourned at 8:13 p.m.

Approved on 2/15/16

Signature Susan Swarens