Board Meeting Minutes
Murray Park Condominiums
January 31, 2013
7:00 PM
Meeting location: 14527 SW Grayling Ln
Beaverton, OR 97007

Board Members:
Present: **Andrew Horlacher, Susan Swarens , Richard Job, Jeri Pietzold, Vickie Cooper, Paul Mcelhiney**
Guest: Kathie Steele

Quorum present? Yes

Proceedings:
· *Meeting called to order* at 7:05 p.m. by Chair, Andrew Horlacher

Old Business
1. Heat pump follow-up Unit 14621
Richard and Bill will visit Unit 14621 to see if anything needs to be repaired after removal of the heat pump. The neighbor below reports damage to her unit.
2. Service dog in Unit # 14632
The resident in the unit provided the Board with a doctor's prescription from 2008. **Action:** The Board has requested additional information that is more current. Nichole will follow up with the resident.
3. Reserve Study –
Many of the budget items for 2013 have already done. The report is recommending a 5.75% increase in reserve dollars starting in 2014 for ongoing maintenance and replacement costs. Currently, $54.69 from each unit's HOA dues goes into the Reserve fund. **Action:** Board voted to accept the Reserve study.
4. Gutter Cleaning
Apex Roofing was at Murray Park in December for roof and gutter cleaning.They knocked tiles off from the roof. People complained that Apex did not stick to their schedule, resulting in damage to deck items left out. The bill was reduced from $9500 to $3800. **Action:** Board voted to pay the $3800 bill.

5. Towing Company sign.
Should Murray Park place a sign in the parking lot warning people that unauthorized cars will be towed? (State which towing company) **Action**: Richard will follow-up with Nichole

New Business
1. Board Committees
2. The Board will discuss the formation of committees at their February meeting. **Action:** A letter to residents will be sent out asking them to get involved and participate via committees.

Meeting adjourned at 8:25.
Next meeting – February 19th; Annual meeting March 19th
Respectfully submitted,
Vickie Cooper, Board Secretary