

MURRAY PARK BOARD OF DIRECTORS MEETING  
MEETING MINUTES  
01/28/21

PRESENT:

Andrew Kualaau, President  
Candace Gray, Secretary  
Dee Wagoner, Director  
Gary Hardy, Director

ATTENDEES: Mark & Cindy Vandervest (FRESH START Real Estate, Inc.), 3 owners

LOCATION: Zoom meeting

1. CALL TO ORDER at 5:01pm
  - a. President Andrew Kualaau welcomed everyone in attendance and turned over the meeting to Mark Vandervest from FRESH START Real Estate to facilitate the meeting.
2. APPROVAL OF AGENDA
  - a. Dee Wagoner motioned to approve the agenda as written; Candace Gray seconded. There was no additional discussion and the motion passed unanimously.
3. OWNER'S FORUM
  - a. A lot of people have been getting new windows installed; Cindy will provide information via e-mail to anyone interested regarding Sundance window company which has been used by other owners recently
  - b. Handicap options when entering a building (i.e. using a wheelchair); who do I contact to get help? Mark suggested a concrete company could create a ramp and we have some money in the budget; however, having a hard time finding contractors (been waiting about 6 months for other jobs), bids are very high; recommends a few different options for short term solutions
4. APPROVAL OF MINUTES
  - a. From November 5, 2020
    - i. Dee Wagoner motioned to approve the minutes as written; Gary Hardy seconded. There was no additional discussion and the motion passed unanimously.
5. FINANCIAL REPORT
  - a. Balance Sheet was summarized by Management.
  - b. Financial Report
    - i. Income YTD (through December 31, 2020) was \$259,192.10. Expenses YTD were \$251,525.09 including \$107,337.97 in paid reserve expenses. Past due assessments total \$2,136.63 which includes one account on a payment plan (Unit 14734), one account with an unpaid fine (Unit 14627), and one account that is less than 60 days past due (Unit 14733)
    - ii. The operating account balance is \$45,446.62, which includes \$1,076.00 in pending EFTs. Reserves total \$137,761.44. The total funds on hand at year-end was \$183,208.06.
    - iii. The Budget vs. Actuals Report shows that the HOA has collected 101.92% of the expected budgeted income assessments for 2020, and has spent 96.59% of the total budgeted expenses including 124.27% of the budgeted reserve maintenance expenses
6. MANAGER'S REPORT
  - a. Repairs, Maintenance & Updates
    - i. Attic mold remediation at 14621
    - ii. Cleared drain line at 14729
    - iii. Fence rebuild/repairs/repaint at 14721
    - iv. Fence rebuild/repairs/repaint at 14729
    - v. Fence rebuild/repairs/repaint at 14505
    - vi. Remove rotted fascia board at 14731, replace & repaint to match
    - vii. Remove/replace rotted landing at 14527

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- viii. Fence rebuild/repairs/repaint at 14501
  - ix. Fence rebuild/repairs/repaint at 14517
  - x. Fence rebuild/repairs/repaint at 14525
  - xi. Fence rebuild/repairs/repaint at 14634
  - xii. Retaining walls rebuild/repairs/repaint at 14721
  - xiii. Remove rotted fascia board at 14625, replace & repaint to match
  - xiv. Remove roof tiles above supply closet at 14725, install new flashing, remove damaged sheeting and moldy drywall, fire-tape coat new drywall inside of closet
  - xv. Remove and replace rotted siding at 14611 & paint to match
  - xvi. Remove and replace rotted siding at 14613 & paint to match
  - xvii. Remove dead tree in front of Building 1
  - xviii. Remove/replace rotted stairs at 14506, clear seal
  - xix. Remove/replace 6 delaminating storage closet doors & trim
  - xx. Garbage management is ongoing (cut up and disposal of large items, mitigation of overfilled dumpsters)
  - xxi. Lighting maintenance is ongoing.
  - b. Administration
    - i. Violations
      - 1. One noise violation at unit 14726 (12/28/20)
    - ii. Homeowner Correspondence (Informational)
      - 1. Building 9 walkway light by fence perimeter is out
      - 2. Leaves overflowing on deck across from open parking; broken tow-away sign in same area
      - 3. Building 10 has some leaking at two different areas, will need to be patched/repared in the future.
    - iii. Board items to review (Action items): None
7. OLD BUSINESS
- a. Ongoing stair, deck, siding replacement and repairs;
  - b. Storage closet door replacements
  - c. Chimney chase repairs
8. NEW BUSINESS
- a. Capital Contribution Bylaws Amendment discussion
    - i. Andrew motioned to approve bylaws proposal to get votes to get drawn up by lawyer; Dee Wagoner seconded. There was no additional discussion and the motion passed by majority.
  - b. Non-smoking Bylaws amendment discussion
    - i. 55 total votes received (out of 80 owners); Mark reaching out to attorney to understand if bylaws need majority vote
9. SCHEDULE NEXT MEETING
- a. March 25, 2021 at 5pm: Regular Meeting
10. ADJOURNMENT
- a. Meeting Adjourned at 5:57pm; Motioned by Andrew; Dee seconded. There was no additional discussion and the motion passed unanimously.

*Minutes drafted by: Candace Gray, Secretary*