MEETING MINUTES

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

LOCATION:	**Zoom Meeting held at remote locations**
DATE& TIME:	**04/22/2026 at 6:00 PM**
CALLED TO ORDER:	**06:05 PM**
QUORUM PRESENT:	**Yes**

ATTENDEES:

Board Members:
Gary Hardy, Chair
Nada Maisse, Secretary
Dee Wagoner, Director
Absent - Sydney Young, Director
Carrie Birrer, Director

Owners & Guests:
Doug Cooper
Santanu Basu
Jennifer Green
Jeri Pietzold

Management:
Mark Vandervest – FSRE
Cindy Vandervest – FSRE
Sunny Arruda – FSRE

CALL TO ORDER:

Chair Gary Hardy called the meeting to order and thanked all of the Board Members and guests for attending. Gary then turned the meeting over to Community Manager, Mark Vandervest, of FRESH START Real Estate, Inc. to facilitate the meeting.

APPROVAL OF AGENDA:

Manager Mark Vandervest stated he wanted to add a discussion of water conservation measures Carrie Birrer had suggested to tonight's Agenda. Mark asked for a motion to approve the agenda with the addition added. A motion was made and seconded to approve the agenda with the addition of a discussion of Carrie's water conservation suggestions in New Business. The motion was approved unanimously without further discussion.

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.

OWNER'S FORUM:

1. **Painting:** An owner asked if when painting happens, will the fence slats be painted also. Mark answered yes, the crew would inspect everything, then power wash and paint whatever needed to be done.
2. **Bark Dust:** An owner thanked management for the bark dust promised for her area. It has been received and looks great.
3. **Dumpster Enclosure Doors:** A Board member mentioned the dumpster enclosure doors were beginning to fall apart, and trying to open or close them was very annoying. Manager Mark stated the repairs would be worked into the budget and he would be looking for quotes. He also mentioned the community might want to consider creating cinder block enclosures for the dumpsters.

APPROVAL OF MINUTES FROM PRECEDING MEETING:

1. **January 28, 2026, Meeting Minutes:** A motion was made and seconded to approve the Meeting Minutes from January 28, 2026, as written. There was no additional discussion, and the motion passed unanimously.

FINANCIAL REPORT(S):

Financial Summary as of 01/31/2026:

- Total Operating Funds: **$ 59,601.21** including pending EFTs
- Total Reserve Funds: **$ 295,218.42** including reserves interest
- Total Cash Assets: **$ 354,819.63**
- Total YTD Income: **$ 42.549.27**
- Total YTD Expenses: **$ 23,819.72** including **$0.00** of Reserve Expenses
- Budget vs. Actual Income: **17.34%**
- Budget vs. Actual Expenses: **14.41%** including **0.00%** of the total Reserve Expenses
- Total Delinquencies: **$ 100.00** **0 accounts 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days; 1 account 0-30 days.**

Financial Summary as of 02/28/2026:

- Total Operating Funds: **$ 20,10.65** including pending EFTs
- Total Reserve Funds: **$ 310,800.75** including reserves interest
- Total Cash Assets: **$ 330,911.40**
- Total YTD Income: **$ 78,098.34**
- Total YTD Expenses: **$ 83,277.02** including **$19,018.76** of Reserve Expenses
- Budget vs. Actual Income: **25.53%**
- Budget vs. Actual Expenses: **24.70%** including **19.73%** of the total Reserve Expenses
- Total Delinquencies: **$ 70.00** **0 accounts 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days; 1 account 0-30 days.**

Financial Summary as of 03/31/2026:

- Total Operating Funds: **$ 57,256.92** including pending EFTs
- Total Reserve Funds: **$ 229,075.86** including reserves interest
- Total Cash Assets: **$ 286,332.78**
- Total YTD Income: **$ 113,950.66**
- Total YTD Expenses: **$ 163,707.96** including **$91,72.54** of Reserve Expenses
- Budget vs. Actual Income: **34.00%**
- Budget vs. Actual Expenses: **40.42%** including **46.41%** of Reserve Expenses
- Total Delinquencies: **$ 140.00** **0 accounts 91+ days; 0 accounts 61-90 days; 0 accounts 31-60 days**; **1 account 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 for the Board to be aware of the actual monthly expenditures and corresponding work that has been performed on the property since the last financial statement report. Please do not hesitate to contact management if you have any questions.

MANAGER'S REPORT (as of 04/22/2026):

1. **REPAIRS, MAINTENANCE & UPDATES:** The following maintenance updates are for informational purposes only and do not require Board action at this time:
    a. Pressure washing completed throughout community
    b. Bark mulch being installed throughout community
    c. All chimney chases have been reconstructed throughout the community.
    d. Deck and handrail repairs at unit 14637
    e. Leaning tree removed at back of building 5
    f. Rotted siding repairs at units 14623 & 14625
    g. Monthly garbage mitigation is ongoing (cut up and disposal of large items, correction of overfille dumpsters).
    h. Monthly lighting maintenance is ongoing.
    i. Monthly cigarette receptacle cleaning is ongoing.
    j. Monthly rodent station baiting is ongoing
    k. Monthly Tree Pruning is ongoing

2. ADMINISTRATION:

a. Compliance & Violations (since last meeting – *for informational purpose*):
    i. None
b. Owner Correspondence & Administration (*for Board information only*):
    i. None
c. Owner Correspondence & Administration (*Board Action requested*):
    i. Board Member Meeting Attendance – Sydney Young has missed 3 board meetings in a row. Bylaws state missing 3 consecutive meetings can be grounds for dismissal from the board. Sydney's term is up in July. The board will wait to see if she attends the next meeting.

3. UNIT SALES DATA:

Current active listings are as follows:

Unit: 14632 **Sq. Ft.:** 960 **Price:** $269,500 **Days on market:** 5

Unit: 147 **Sq. Ft.:** 676 **Price:** $208,800 **Days on market:** 104

Current pending listings are as follows:

None

Sales year-to-date in 2026 are as follows:

None to date

Information provided courtesy of FRESH START Real Estate, Inc. extracted from the RMLS

OLD BUSINESS:

1. **Community Painting Update:**
   Painting is on hold only until the weather dries up enough to allow for it. The painting of the next two buildings is scheduled for June. It will be determined if more than two buildings can be done this year, finances permitting.

NEW BUSINESS:

1. **Water Conservation Strategies:**
   Board member Carrie has created a document with suggestions for conserving water which would also save money for the community. This savings could help reduce the HOA dues for everyone. The water conservation document will be uploaded to the website when ready.
2. **Carport 14626-14628 Roofing & Rebuild:**
   A proposal was received from NW Roof Tech for new beams and shingles to repair the carport for Units 14626 & 14628. A motion was made and seconded to approve the NW Roof Tech proposal and schedule the work to begin. The motion unanimously passed without further discussion.
3. **Monument Signage:**
   The mockups of the entry and map signs was shown. Lights would be added to the bottom of each sign. A motion was made and seconded to approve the signage as shown. The motion passed unanimously without further discussion.

ADJOURN

Next Meeting Date: **Wednesday, July 22, 2026 at 6:00 pm via Zoom**
This will be the Annual Membership Meeting

*It is the Board's intention to hold meetings quarterly on the 4th Wednesday of every third month. Mark your calendars! The meetings in 2026 are to be held on **07/22/2026** at 6:00 pm (Annual Meeting),& **10/28/2026** at 6:00 pm (Budget Meeting) We hope you can attend.*

Meeting Adjourned: **7:14 PM**

Minutes Prepared By: **FRESH START Real Estate, Inc. -** Community Manager