

MEETING MINUTES

HEARING MEETING (Executive Session) OF THE BOARD OF DIRECTORS OF: MURRAYHILL WOODS CONDOMINIUMS

LOCATION: Via Zoom at Remote Locations
DATE & TIME: 1/12/2026 at 6:00 PM
CALLED TO ORDER: 6:00 PM
QUORUM PRESENT: Yes

ATTENDEES:

Board Members:

Patty Higham, Chair
Tom Gibbons, Treasurer
Christy Peschl, Director
Sarah Tenney, Director
Beth Pinchot, Director
Absent – Jessie Sweeney, Secretary
Eric Costaggini, Director

Owner/Resident:

Ali Javaheri

Management:

Mark Vandervest – FSRE
Cindy Vandervest – FSRE

CALL TO ORDER:

Chair Patty Higham called the hearing to order and thanked all of the Board Members for taking the additional time to attend the hearing. Patty then turned the hearing over to Community Manager, Mark Vandervest, of FRESH START Real Estate, Inc. to facilitate.

HEARING STATEMENT READ:

Mark read the hearing statement to address the evidence of the violation. The violation was a smoking violation observed on the balcony of the Owner's Unit. Mark discussed the meeting protocol and moved on to the Owner's statement.

OWNER'S STATEMENT:

Owner/Resident stated that he was the Owner of the property and expressed his belief that the violation did not meet the burden of proof to enforce. Owner stated that wasn't aware of anyone smoking on his balcony or if any guest would have been aware of rules against smoking outside and that even if someone was smoking on his balcony, observation is not enough proof.

EVIDENCE REBUTTAL:

Management shared a photo that was taken at the time of the violation which not only showed an individual smoking on the balcony, but it also showed the Owner/Resident in the background observing the smoking.

BOARD DISCUSSION:

The Board thanked the Owner/Resident for his testimony and then dismissed him from the hearing. The Board briefly discussed the evidence and found the Owner's testimony not to be credible. The Board added that observation by either a board member or Management is, in fact, enough evidence to enforce the violation even if there was no photo evidence. Additionally, it was reiterated that Owners and Residents are responsible for the actions of their guests at all times. The Board adjourned the executive session for the hearing at 6:25 pm.

DELIBERATION AND BOARD DECISION:

The Board called a brief open meeting at 6:26 pm and further discussed the evidence presented. Management expressed concerns that the Resident may not even be the Owner of the property. Bylaws require that Owners must be present at any duly called hearing. A motion was made and seconded to enforce the violation and assess the full \$250.00 fine. There was no additional discussion and the motion passed unanimously. The Board instructed Management to send an email to the Owner/Resident of the Board's Decision.

ADJOURNMENT:

The meeting was adjourned at 6:31 pm.

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