

MINUTES

Murrayhill Woods COA ~ Special Hearing Meeting of the Board of Directors
Tuesday, June 29, 2021, at 6:00pm
Zoom Meeting by Invitation ~ Remote Locations
(Invitations were emailed prior to noon the day of the meeting)

Call to Order: President Patty Higham called the meeting to order at 6:00pm.

Quorum Present: Yes

Board Members in attendance: Patty Higham, President
Missy Hughes, Secretary
Jeremy Letendre, Treasurer
Aaron Dent, Director
Nicole Stewart, Director
Melissa Hartvigsen, Director

Board Members absent: None

Others in attendance by invitation: Mark Vandervest, Community Manager
Cindy Vandervest, Office Manager
FRESH START Real Estate, Inc.

Guests in attendance: Debra Baker (Owner Unit F-1)

Hearing Statement: The following statement was read by Management:

The Board and Owner have been provided time and date-stamped photos dated 6/13/2021, along with a copy of the violation notice dated 6/13/2021.

The violation cited specifically addresses the parking of the Owner's designated vehicle in an open uncovered parking spot. The Owner's assigned carport spots are #35 and #N50. Both carports #35 & #N50 were empty at the time the Owner's vehicle was photographed in an open, uncovered parking spot. Rules and Regulations Section 6D states: "Designated vehicles parked in open, uncovered parking spots are subject to a fine."

Owner Defense (approx. 5 minutes): The Owner presented her defense.

Board Questions for Owner (if any): The Board had several questions for the Owner.

Owner Response of Board Questions (if any): The Owner overtalked the Board during the Board's questions. The Board tabled the conversation from any further discussion.

Additional Discussion (if any): There was no further discussion.

Owner Excused from Meeting: The Owner left the meeting prior to being excused.

Board Deliberation: The Board adjourned Executive Session and opened the meeting for deliberation. The Board unanimously voted to uphold the violation and enforce the fine of \$50.00 as defined in the HOA's Enforcement Resolution.

Schedule Next Meeting: July 26, 2021, at 6:00pm

Adjourn: The meeting was adjourned at 7:32pm.

Submitted by:
FRESH START Real Estate, Inc. ~ Community Manager.

Murrayhill Woods

Condominium Owners Association



Financial Report

1/1/2021 through 6/30/2021

FRESH START
REAL ESTATE INC.
Sellers. Buyers. Professional Management.

1. REPAIRS, MAINTENANCE & UPDATES

The following maintenance updates are for informational purposes only and do not require Board action at this time:

1. Gutter maintenance at Buildings F & G
2. Clean pool area including pressure washing, weed pulling, set out furniture, uncover and store covers, clean maintenance closets, hang signage, adjust locks, repair shower components.
3. Begin chemical reads in pool and spa.
4. Clean up leak from pool maintenance closet.
5. Deep cleaning of fitness room, clubhouse & bathrooms.
6. Power washing throughout community
7. Moss Treatment in bark beds where needed in common areas
8. Install bark mulch in islands along main drive path and around trees visible from main drive path.
9. Irrigation repairs at Buildings O, L, & in west parking lot
10. Pool maintenance to maintain water quality from 1+ year dormancy
11. Trimming of various low-hanging trees in community
12. New lighting project installations are just about complete on buildings.
13. Rodent control and bait stations are ongoing.
14. Lighting maintenance is ongoing.
15. Garbage maintenance is ongoing.
16. Cigarette receptacle cleaning is ongoing.

2. ADMINISTRATION

a. Violations (3/16/2021 thru 5/17/2021):

For informational purpose:

1. 06/01/2021: Parking Violation – Designated vehicle in open spot.
2. 06/12/2021: Parking Violation – Designated vehicle in open spot.
3. 06/13/2021: Parking Violation – Designated vehicle in open spot.
4. 06/13/2021: Parking Violation – Designated vehicle in open spot.
5. 06/18/2021: (7) Parking Violations – Designated vehicles in open spot.
6. 07/02/2021: AC in window
7. 07/10/2021: Plants in common area
8. 07/11/2021: Parking Violation – Designated vehicle in open spot.
9. 07/20/2021: Noise Violation – Dark Barking
10. 07/22/2021: AC in window
11. 07/23/2021: Patio items – toys, trampoline, toy box, rubber matting

Unit Owners are reminded that under the Murrayhill Woods Enforcement Resolution, warnings are not provided by the Association. This practice has resulted and a clean and aesthetically pleasing community. The goal of the Association is for Residents to know the Rules & Regulations within the community and to assure that their units (and vehicles) remain in compliance. Please keep in mind that Management has not created the rules but is specifically directed by the Board to enforce the rules and regulations. Residents are asked to not be disrespectful when violations are issued. Rules and regulations are a vital necessity in community living environments.

b. Homeowner Correspondence and Administration

For informational purpose:

1.

FOUR covered carport leases are in place.

1. #13 to Unit C-7
2. #56 to Unit H-4
3. #68 to Unit N-6
4. #119 to Unit O-5

c. Owner correspondence for Board Review

Board action requested:

- a. Unit A-4 Hearing Requested
- b. F-1 Legal Notice of Violation sent.