

MINUTES

Murrayhill Woods COA ~ Special Hearing Meeting of the Board of Directors
Monday, August 16, 2021, at 5:45pm
Zoom Meeting by Invitation ~ Remote Locations
(Invitations were emailed prior to 1:00pm 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
Aaron Dent, Director
Melissa Hartvigsen, Director

Board Members absent: Jeremy Letendre, Treasurer
Nicole Stewart, Director

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

Guests in attendance: Julie Werdell (Owner Unit A-4)
Cynthia Tennant (Resident at Unit H-2)

Hearing Statement: The following statement was read by Management:

The Parties have been provided time and date-stamped photos dated 7/8/2021, along with a copy of the violation notice dated 7/10/2021.

The violation cited specifically addresses the plantings and personal property placed in the common areas around the subject property. Rules & Regulations Section 7H states “No personal property of any kind can be placed, stored, or left in public common areas. These areas include walkways, stairways, sidewalks, grassy areas, planting beds, or any other common area on the property.”

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

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

Owner Response of Board Questions (if any): The Owner thanked the Board for their time.

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

Owner Excused from Meeting: The Owner and her guest resident were excused from the meeting.

Executive Session: The Board adjourned the open meeting to Executive Session at 6:23 p.m. The Board discussed the evidence and testimony presented. Patty motioned to adjourn the executive Session at 6:30 p.m. Melissa seconded the motion. There was no additional discussion and the motion passed unanimously.

Board Deliberation: Patty opened the meeting at 6:31 p.m. There was a brief discussion that the Bylaws must be followed. It was noted that condominiums do not come with yards. Melissa made a motion to enforce the violation and fine. Aaron seconded the motion. There was no additional discussion and the motion passed unanimously. The Board instructed Management to send notification of the Board's final decision to the Owner.

Annual Meeting Discussion: In light of the new state mandates requiring masks, the Board unanimously decided to hold a virtual Annual meeting instead of in person. The Board instructed Management to send out a call for open board positions.

Schedule Next Meeting: September 27, 2021, at 6:00pm (Annual Meeting – Virtual)

Adjourn: The meeting was adjourned at 6:40pm.

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