



Murrayhill Woods Condominiums

THESE MINUTES ARE A DRAFT AND MAY BE APPROVED AND/OR MODIFIED AT THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS.

# MEETING MINUTES

## SPECIAL MEETING OF THE BOARD OF DIRECTORS OF: MURRAYHILL WOODS CONDOMINIUMS

LOCATION: Murrayhill Woods Clubhouse – 9450 SW 146<sup>th</sup> Ter.  
DATE: 03/27/2023  
TIME: 06:00 pm  
QUORUM PRESENT: Yes

### ATTENDEES (Board Members Bolded)

<b>Patty Higham - Chairperson</b>	Abbas Mottaghi
<b>Nicole Stewart - Director</b>	Jessie Sweeney
<b>Bryan Hall - Director</b>	
<b>Emily Gardner - Director</b>	
<b>Absent - Tom Gibbons - Treasurer</b>	
Mark Vandervest - FSRE	
Cindy Vandervest – FSRE	

### WELCOME

Chairperson Patty called the meeting to order at 5:59 PM and welcomed everyone in attendance. Patty wanted to note for the record that meetings are generally turned over to management to run, because she finds it easier because management is who obtains and retains the Association information, takes minutes, puts together the financial reports, etc. Patty reiterated that it is the Board of Directors who makes all decisions that are in the best interest of the Association, and not Management. The meeting was turned over to Mark Vandervest, Community Manager – FRESH START Real Estate, Inc.

### APPROVAL OF AGENDA

**Agenda** – A motion was made and seconded to approve the agenda as written. The purpose of the special meeting was to process a hearing for Abbas Mottaghi relative to a parking violation, and to have a brief discussion about Board ethics and officer changes within the Board of Directors. The motion was passed unanimously without further discussion.



## HEARING

### **Abbas Mottaghi – Parking violation dated 3/20/2023:**

A hearing statement was read by Management relative to the facts and evidence presented to the Board of Directors. The violation was issued due to a complaint received by management about a vehicle being parked in an open, uncovered spot for an extended period of time without movement. The Owner was reminded that the sole purpose of a hearing is for the Owner to provide evidence that they were not in violation at the time the violation was issued. Mr. Mottaghi was informed that he would have approximately 5 minutes to present his defense.

Mr. Mottaghi started by informing the board that his younger brother's vehicle was vandalized by having a catalytic converter stolen. Mr. Mottaghi was reminded by chair Patty Higham that while the board is sympathetic to the vandalism, that he is instructed to stay on topic with the presentation of his defense. Mr. Mottaghi then expressed his dissatisfaction of lack of 24/7 monitoring of all other vehicles in the community and that he felt like he was being targeted. He asked what the protocol was if a unit owner was on vacation for an extended period of time. Mr. Mottaghi then informed the board about his dissatisfaction about a request for front landing repair in 2019. Chair Patty Higham again reminded Mr. Mottaghi to please stay on topic with his defense to the parking violation. Mr. Mottaghi ended his defense by stating that he did not appreciate being picked on.

Board members asked Mr. Mottaghi several questions about the violation that was issued. The Board assured Mr. Mottaghi that he was not being picked on or singled out and that many violations have been issued for similar violations. Management thanked Mr. Mottaghi for attending the hearing and recommended that an Executive Session be held to discuss the hearing. Chair Patty Higham called for the meeting to adjourn to Executive Session at 6:19 PM and resume to the special meeting at approximately 6:25 PM. Everyone in attendance at the meeting except for Board members were excused from the meeting.

## EXECUTIVE SESSION

The Board discussed the defense presented and the evidence provided to the Board relative to the parking violation. Patty called to reconvene to the Special meeting at 6:24 PM.

## RECONVENE SPECIAL MEETING

Chair Patty Higham called to reconvene the special meeting back to order at 6:25 PM.

- A motion was made and seconded to enforce the violation and fine issued to Abbas Mottaghi on 3/20/2023. The board directed Management to provide the Board's decision to Mr. Mottaghi.
- The Board acknowledged the resignations of both Sally Robinette and Missy Hughes from the Board of Directors. The position of Secretary shall remain open until the Board has had further time to discuss the matter. The Board Positions remain as follows:
  - Patty Higham, Chair
  - Not Appointed, Secretary
  - Not Appointed, Treasurer



- The Board discussed the Code of Ethics document that had been prepared by a previous board prior to 2014. Each Board member agreed that there needed to be an ongoing guideline for Board Members relative to their duties and conduct as a Director. Each Board member in attendance signed the Code of Ethics document. Management is required to retain copies in file. The Code of Ethics document will be required for each board member and every new board member moving forward.
  - Jessie Sweeny expressed an interest in joining the Board of Directors. She had submitted a Board Candidate Questionnaire but could not attend the annual meeting because of an emergency that came up on that day. The Board reviewed Jessie's Questionnaire and was asked several questions by the Directors. After discussion, Bryan motioned to appoint Jessie Sweeny to replace the director position vacated by Missy Hughes. Patty seconded the motion and without further discussion the motion passed unanimously. Welcome to the Board of Directors Jessie Sweeny!
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## ADJOURNMENT

NEXT MEETING DATES: **Monday, May 22, 2023 at 6:00 pm**

MEETING ADJOURNED: Bryan motioned to adjourn the meeting at **7:04 PM**. Patty seconded the motion. There was no additional discussion and the motion passed unanimously.

**--- END OF MEETING MINUTES ---**

MINUTES PREPARED BY: **FRESH START Real Estate, Inc.**  
Community Manager