

**Murrayhill Recreation Association  
Board of Directors Meeting Minutes**

**Date:** FEBRUARY 15, 2016

**Time:** 6:30 p.m. Executive Session  
7:00 p.m. Public Session

**Location:** MRA Office  
11010 SW Teal Boulevard  
Beaverton, OR 97007

**Type of Meeting:** Meeting of the MRA Board of Directors

**Moderator:** Paul Cohen, Chairman

**Attendees**

**Directors:** Paul Cohen, Ken Fairfield, Claire Paul, Julie Noteboom,  
Stephanie Mirkes

**Staff:** Association Manager, Kristin Kebbe

**Homeowners:**

**Meeting called to order:** 7:04 pm

**Consent Items:** January Meeting Minutes Approved

<b>Motion: January Minutes</b>
VOTING
<b>Motion: Approval of the January minutes made by Director Mirkes, Seconded by Director Fairfield.</b>
<b>Vote: Passed unanimously</b>

**Activities Report:** Director Claire Paul reported for the activities committee. The Turkey Trot was a success. Great turnout and everyone had a lot of fun. We donated \$360 to the Sunshine Pantry. They were ecstatic and sent a lovely thank you note. The next event will be the Easter Egg hunt on March 27<sup>th</sup>. The activities committee will also begin planning a breakfast with Santa as Santa costumes are reserved months in advance.

**Treasurers Report:** Director Noteboom gave a financial review. The 2016 reserve study will begin in January. The budget for 2016 is being finalized. Reserve study handouts were distributed. These are a working document and used as supplemental information for Capitol Reserve Consultants. The increase and fluctuation in the City of Beaverton bills was reviewed and Manager Kebbe will seek answers as to the cause for this. The questions are: can we use non-potable water for irrigation, thus reducing our water bill; which meter is used when filling the pool, the irrigation or standard? Can the association receive a different/lower rate for water deemed "agriculture" when irrigating the fields?

**Operations Report:** There will be a meet and greet event on April 25<sup>th</sup> with Mayor Denny Doyle in the Hometown Center. Mayor Doyle will talk about what the city has accomplished in 2015, what's ahead for 2016 and opportunities for Beaverton residents and businesses to get more involved with their communities. The new website is up and running and should be a great resource for the homeowners in Murrayhill.

**Discussions:**

a. Lease renewal with the Murrayhill Owners Association. Chairman Paul Cohen reviewed, approved and signed the lease agreement.

<b>Motion: To Sign and Accept the Annual 2016 Lease with the Murrayhill Owners Association</b>
VOTING
<b>Motion: To review and sign the 2016 annual lease with the Murrayhill Owners Association. Motion made by Director Noteboom and seconded by Director Claire Paul.</b>
<b>Vote: Passed unanimously</b>

b. Reserve Study Update was discussed and the handouts were passed around. It is a work in progress and should be completed within the next month by Capitol Reserve Consultants. Manager Kebbe is working closely with Director Noteboom to provide them with all material and information needed to complete the study.

c. Hometown Center rules were reviewed and discussed. Manager Kebbe has found that many renters are breaking several of the rules, mainly the non-smoking rule. It was discussed that the non-smoking rule will be stated in more obvious terms with the notation that the deposit will be forfeited if renters are found to have been smoking on MRA property. It was also discussed and approved that partial deposits may be surrendered by renters who have done damage less than the total \$300. Manager Kebbe will get a bid for the repair and the amount of the deposit needed to complete the repair will be deducted from the original \$300. The remaining balance not used will be reimbursed to the homeowner.

d. Swim meet schedule was discussed. Director Mirkes presented arguments for both sides in relation to the swim meet schedule question. Pros include: meets being shorter due to our facility's additional lanes, proximity for our families and organization by our staff. Cons include: increased traffic, parking issues along neighborhood streets, noise and reduction in pool usage for homeowners as well as an increased burden for our staff and parent volunteers. The cons seemed to outweigh the pros and a vote took place for 2 swim meets to be hosted by the MRA.

<b>Motion: Murrayhill home swim meets for summer of 2016</b>
VOTING
<b>Motion: To host up to but no more than 2 swim meets plus 1 mock meet in 2016. Approval of the motion made by Director Fairfield and seconded by Director Claire Paul.</b>
<b>Vote: Directors Paul Cohen, Julie Noteboom, Ken Fairfield, Claire Paul vote in Favor. Director Stephanie Mirkes Abstains. Vote passes 4 in favor.</b>

e. Fidelity and computer fraud insurance. The board of directors would like additional coverage for computer and fidelity fraud. The association currently is only covered up to \$50,000. Manager Kebbe presented a bid from State Farm as well

as an estimate from American Family Insurance. She will continue the process of soliciting 3 solid bids and the board will vote on this issue at the February meeting after the bids have been reviewed.

f. The nominating committee for the 2016 Board of Directors election was appointed and will consist of Director Claire Paul and Director Ken Fairfield. Homeowner David Yoerger has expressed his intent to run for Director Noteboom's expiring position. Director Paul Cohen has expressed his intent to run for another term. All prospective candidates must submit their biographies to the MRA manager by February 22<sup>nd</sup>, 2016. The election will take place at the annual meeting on March 14<sup>th</sup> 2016.

g. The bid from Clean Coat to repair and seal the concrete was reviewed and discussed. Manager Kebbe will solicit 2 more bids for this project and present all 3 to the board of directors via e-mail.

**Adjournment: 9:36**

There being no further business, the meeting was adjourned

Respectfully submitted,

Kristin Kebbe, Association Manager