

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

Date: December 12, 2024

Time: 6:30 p.m. Public Session

Location: Zoom

Type of Meeting: Meeting of the MRA Board of Directors

Moderator: Kristin Kebbe

Attendees;

Directors: Stephanie Mirkes, Paul Cohen, Susan Decker, Dave Yoerger

Staff: Kristin Kebbe

Homeowners: Adam Welliver, Ashley McMullen, Donald Murray, Mohammad Hawana

Meeting called to order: 6:33 pm

Read In Motion: December Meeting Minutes

1. Discussions:

a. 2024 Budget

- i. The board of Directors discussed the possibility of raising the Title Transfer fee. The current amount is \$375.00 per home sale. In 2023 15 homes sold within the MRA boundaries down about 50% from past years. Several possible scenarios were suggested, mainly the following 2. First, raising the transfer fee based on a percentage of the home sale price. This is standard practice in many Oregon neighborhoods. The percentage of 1% or a .5% were discussed. The second proposal is a flat fee. The fees will be earmarked for the reserve account and operations account at a 50/50 distribution. **MRA Director Dave Yoerger motioned to raise the Title Transfer Fee to a flat \$1,000.00 fee per home sale, effective immediately. Director Paul Cohen seconds and the motion passes unanimously with one absence of Director Ryan Tabrah.**
- ii. The Board discussed allowing residents of the HOA but not the MRA to have access to renting the Hometown Center. The rental is currently closed to any nonresident of the MRA. There are approximately 750 apartment units in the surrounding area. This could provide for an increase in revenue and more utilization of the HTC building. **The Board agreed to allow the rentals at an increased fee to \$200 more Fri-Sun and \$100 Mon-Thurs to non MRA residents.** The renters will be required to provide a credit card number for any security deposit forfeitures.
- iii. An increase in the minimum wage will occur in July 2024. The pay rates for the summer staff was approved. The increase will be .70 cents per.

- iv. The summer program fees increase was approved by the BOD. The swim team rates will be raised by \$2.00 per swimmer.
- v. Special Assessment amounts were discussed at length. The Board had previously reviewed the Reserve Study conducted by a third-party company. The study strongly advised raising the assessment to maintain financial health and prepare for future capital expenses. The operating budget cannot be raised by more than 4% every year per the MRA bylaws. Inflation and CPI have outpaced the 4% limit causing the MRA operating budget to not balance. The increase in a special assessment would allow the MRA to move funds to the Operating side as they attempt to balance the budget. The assessment will also allow for savings. A large percent would be put into the MRA money market account for future capital expenses. **Director Stephanie Mirkes motions to raise the special assessment from \$580 in 2023 to \$650 for 2024. The dues at a 4% increase. The dues and assessment will be invoiced at a 50/50 schedule beginning in April and the second invoice due in October 2024. Director Yoerger seconds. The motions passes unanimously with the exception of Director Tabrah due to absence.**

b. Updated policies for 2024

- i. **Hand stamps for guest re-entry.** The board and staff discussed the implementation of a hand stamp for pool re-entry in 2024. The new policy would allow guests to return on the same calendar date and not pay an additional entry fee. In 2023 any guests entering the pool were required to pay the fee at each visit if the front desk monitor did not have knowledge that they had previously paid. The hand stamp will allow for re-entry at no additional charge. All guests will be responsible for asking the staff for a stamp when leaving. MRA staff will not seek out anyone as they exit the facilities.
- ii. **Nanny pass fee.** The nanny pass fee was discussed and it will be a 30 day pass per nanny. **This fee will be \$75.00 per 30 days.** The nanny will only have access to the pools when accompanying the resident. Caretakers will be exempt from this fee. Any MRA resident with special needs may have a caretaker accompany them at no charge after registering the names with the staff.
- iii. Grandparent/child registration requirement. **The grandparent designation is ONLY for the grandchildren and/or grandparents of an MRA resident. This designation does not extend to adult children that do not live in the home or cousins, aunts/uncles. If an adult child remains a resident in the home, presentation of a driver's license will be required with the MRA address listed, to be added to an account. No other form of documentation will be accepted.** Any visitor to the pools under the grandparent policy must be accompanied by the permanent resident at all times. Any visitor not under the grandparent policy will be treated as a guest and charged the guest pass fee as applicable.

2. Operations & Activities Report

- a. Hiring Updates were given. Potential staff will be interviewed by Manager Kebbe and Milan Mafinejad the aquatics director during the week of March 25-19th
- b. Adult Lap Swim. The Board was presented a proposal for an Adult Lap Swim class to be added to the summer schedule. This class will be held in the evenings in the lap pool. Classes will alternate between strength/ fitness and skills refinement. The class will be conducted by our current staff.
- c. Manager Kebbe updated the Board regarding facility repairs that are needed. The drinking fountain will need to be replaced due to a frozen pipe breaking during the recent freeze. The lower pool garbage container is broken and needs replacing. The parking lot needs to be refinished and restriped in the near future.
- d. RecDesk Days. There will be 2 dates in March for homeowners to visit the MRA offices and update their accounts, pay any outstanding invoices and ask questions they may have.
- e. Activities calendar was announced.
 - i. Easter Egg hunt will be on March 30th. This is a huge community event that is a favorite of the neighborhood. The event is sponsored by Carey Hughes Homes.
 - ii. Recycle Day. April 20th homeowners may bring electronic recyclables as well as other difficult to recycle items to the parking lot of the MRA.
 - iii. Red Cross blood drive. The blood drive will take place on June 7th in cooperation with the American Red Cross. This event will be during the day in the HTC.
 - iv. National Night Out will take place on August 6th
 - v. Movie Nights will take place either in the pools or on the MRA field at TBA dates this summer.

Motions: None at this time

Adjournment: 8:15 pm There being no further business, the meeting was adjourned.