



MRA ANNUAL MEETING 2024

MARCH 12, 2024

AGENDA

- ROLL CALL & CERTIFICATION OF PROXIES
- PROOF OF NOTICE OF MEETING
- INTRODUCTIONS AND OFFICER REPORTS
 - PRESIDENT'S REPORT
 - TREASURER'S REPORT
 - ACTIVITIES AND PROGRAMMING
- ELECTION OF ONE DIRECTOR
- OWNER'S FORUM
- ADJOURNMENT



PRESIDENT'S REPORT

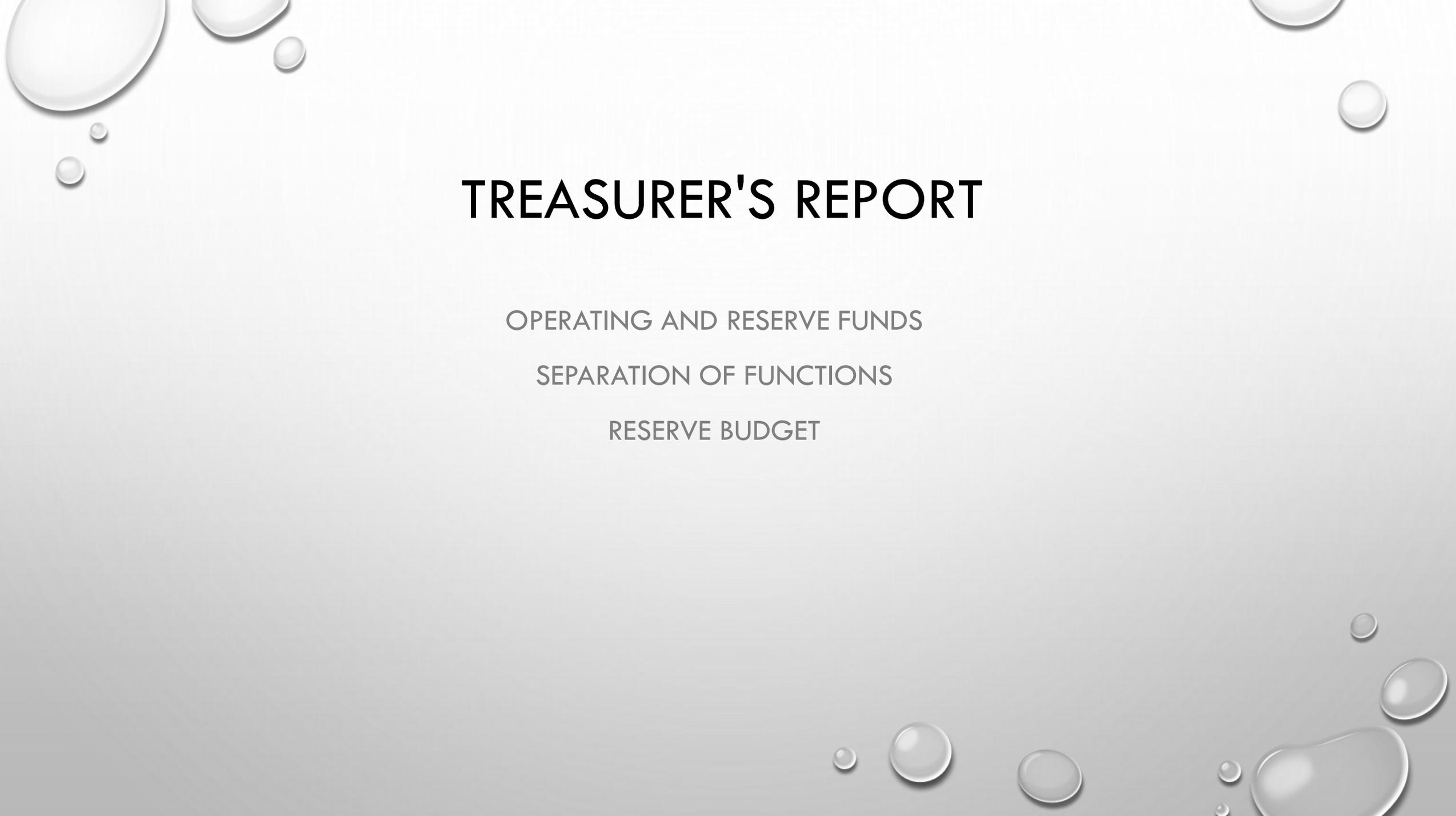
RESERVE EXPENSE UPDATE



MAJOR RESERVE EXPENSES UPDATE

- PUMP ROOM PROJECT COMPLETED 2022
 - HIGH EFFICIENCY PUMPS AND CHLORINE GENERATORS INSTALLED
 - ENERGY TRUST OF OREGON REBATE
 - ADDITIONAL ENERGY SAVINGS EXPECTED
 - ADDITION OF REMOTE SAFETY SHUTOFF AND MONITORING
- POOL RESURFACE AND RETILE COMPLETED 2023
 - UPPER POOL WAS COMPLETED ON TIME AND AT BUDGET IN 2022
 - LOWER POOLS WERE COMPLETED EARLY AND AT BUDGET IN 2023
 - NEW TILE
 - NEW LIGHTS
 - NEW TURNING T
 - UPGRADED WIRING TO MEET CODE
 - HYDRAZZO FINISH



The background of the slide is a light gray gradient. It is decorated with several realistic water droplets of various sizes, scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance. The largest droplets are in the top-left and bottom-right corners, while smaller ones are scattered throughout.

TREASURER'S REPORT

OPERATING AND RESERVE FUNDS

SEPARATION OF FUNCTIONS

RESERVE BUDGET

OPERATING AND RESERVE FUNDS

- TWO TYPES OF FUNDS WITHIN MRA
 - DAY-TO-DAY OPERATIONS ARE TAKEN CARE OF BY THE OPERATING FUND
 - MAJOR OR LONG-TERM PROJECTS ARE HANDLED BY THE RESERVE FUND
- SEPARATE BANK ACCOUNTS
 - AN OPERATING ACCOUNT MAINTAINED AT BANK OF AMERICA
 - A RESERVE ACCOUNT MAINTAINED AT ONPOINT CREDIT UNION

SEPARATION OF ACCOUNTING

- OPERATING AND RESERVE ACCOUNTS AND BOOKKEEPING WERE SEPARATED IN 2014
 - MRA TRACKS EACH FUND SEPARATELY ALTHOUGH BORROWING HAPPENS BETWEEN THE FUNDS
 - WE DON'T COLLECT ENOUGH FUNDS FROM DUES BEFORE THEY ARE NEEDED
 - PAYBACK OF SHORT TERM LOANS FROM RESERVES HAPPENS WITHIN 3 MONTHS OF THE CALENDAR YEAR
- MRA HAS AN INDEPENDENT BOOKKEEPER AND ASSOCIATION MANAGER
- MRA HAS A BOARD TREASURER AND A CPA

OPERATING FUND

THIS FUND IS USED TO PAY FOR THE SERVICES THAT HELP CARRY OUT THE EVERYDAY FUNCTIONS OF THE MRA. THESE INCLUDE, BUT ARE NOT LIMITED TO:

- CONTRACTED SERVICES
 - LANDSCAPE MAINTENANCE/INSECT TREATMENT
 - GENERAL MAINTENANCE OF COMMON AREAS < RESERVE THRESHOLD
 - GATE, FENCE, POOL, LIGHTING, AND PLUMBING REPAIRS
 - GENERAL POOL MAINTENANCE
 - ACCOUNTING
 - LEGAL
- PROPERTY MANAGEMENT OF HOMETOWN CENTER
- INSURANCE AND TAXES
- UTILITY EXPENSES
 - GAS, ELECTRIC, WATER AND CABLE
 - INTERNET/PHONES (COST SHARED WITH MOA)
- OFFICE EXPENSES
 - POSTAGE, OFFICE SUPPLIES
- STAFF SALARIES (ASSOCIATION MANAGER, LIFEGUARDS, POOL MONITORS)

*Reserve Threshold is currently \$500. It is a value set by the board and subject to change.

RESERVE FUND

THIS FUND IS USED FOR LARGER SCALE PROJECTS

- REPLACEMENT AND REPAIR PLUS UNPREDICTABLE ITEMS OVER RESERVE THRESHOLD*
- STRICT CRITERIA FOR USE BASED ON:
 - COMMUNITY BYLAWS
 - STATE REGULATIONS
 - DECISIONS OF THE BOARD
- USED TO PAY FOR EXPENDITURES THAT DON'T OCCUR ON AN ANNUAL BASIS OR FALL UNDER SPECIAL EXEMPTIONS
- SOME EXAMPLES OF RESERVE FUND USE ARE:
 - ROOF REPLACEMENT ON COMMON AREA BUILDINGS
 - PUMP ROOM PROJECT AT THE POOL
 - NEW PLAYGROUND EQUIPMENT
 - REPLACING FENCING IN MRA CONTROLLED AREAS
 - PAINTING OF MRA OWNED BUILDINGS, SUCH AS THE HOMETOWN CENTER
 - MAJOR LANDSCAPING PROJECTS, LIKE THE FIELD RESTORATION
 - CONSTRUCTION AND MAJOR RENOVATION SUCH AS SIDEWALK PROJECTS

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DUES AND DUES ALLOCATION

- CURRENTLY HOMEOWNERS MAKE TWO DUES AND SPECIAL ASSESSMENTS PAYMENTS PER YEAR
- THE TWICE ANNUAL PAYMENTS COMBINE DUES AND SPECIAL ASSESSMENT INTO ONE PAYMENT
- THE DUES PORTION CAN INCREASE ANNUALLY BY THE CPI OR 4% WHICHEVER IS SMALLER
 - CURRENTLY THE DUES PORTION IS \$232.96 EVERY 6 MONTHS
- RAISING THIS NUMBER IN EXCESS OF THE ABOVE GUIDELINES TAKES A VOTE OF 75% OF RESIDENTS
 - UNDER OUR BYLAWS THE BOARD COULD OVERRIDE THIS BUT THE CURRENT BOARD HAS CHOSEN NOT TO

SPECIAL ASSESSMENTS

- SPECIAL ASSESSMENT IS DETERMINED BY THE BOARD WITH OUR OUTSIDE RESERVE STUDY COMPANY
 - ENSURES THERE WILL BE ENOUGH FUNDS TO REPAIR/REPLACE CAPITAL ITEMS WHEN THEY WEAR OUT
 - THE RESERVE STUDY LOOKS OUT 30 YEARS AND ENSURES THE RESERVE FUND NEVER GETS TOO LOW
- THE 2023 SPECIAL ASSESSMENT WAS \$580.00
- THE 2024 SPECIAL ASSESSMENT WILL BE \$650.00. \$325.00 BILLED BIANNUALLY
 - THE DUES AND ASSESSMENT FOR 2024 WILL BE AS FOLLOWS.
 - **\$557.96.00 DUE NO LATER THAN APRIL 30TH, 2024**
 - **\$557.96.00 DUE NO LATER THAN OCTOBER 31ST, 2024**

FINANCIALS

- TITLE TRANSFER FEES HAVE BEEN RAISED TO \$1,000.00 PER HOME SALE. THE FUNDS WILL BE COLLECTED FROM THE HOME BUYER AT CLOSING AND WILL BE DEPOSITED INTO THE RESERVE ACCOUNT
- THE BOARD OF DIRECTORS VOTED TO ALLOW HOA MEMBERS WHO ARE NOT A PART OF THE MRA TO RENT THE HTC AT A HIGHER RATE TO INCREASE USE AND REVENUE.
- NO LARGE PROJECTS ARE CURRENTLY PLANNED FOR 2024



ACTIVITIES AND PROGRAMMING

2024 ACTIVITIES SCHEDULE

AQUATICS PROGRAMS



2024 COMMUNITY ACTIVITIES

MARCH 30

EASTER EGG HUNT - 10:00 AM

APRIL 20

ELECTRONIC RECYCLE DAY

JUN/JUL/AUG

FLICKS ON THE FIELD/WHILE YOU FLOAT

JUNE 7

RED CROSS BLOOD DRIVE

AUGUST 6

NATIONAL NIGHT OUT

DECEMBER

VISIT FROM SANTA



PLEASE CONTACT KRISTIN KEBBE, ASSOCIATION MANAGER, IF YOU WOULD LIKE TO SPONSOR OR VOLUNTEER FOR THESE EVENTS OR WOULD LIKE TO CREATE A NEW EVENT.

MOVIES AT MURRAYHILL

- FRIDAYS ONCE A MONTH THIS SUMMER
- JUNE 22ND
- JULY 27TH
- AUGUST 10TH
- THERE WILL BE LIMITED CONCESSIONS SUCH AS POPCORN, DRINKS AND GLOWSTICKS



• MRA RECDESK DAYS 2024

• MARCH 26 & 28, 2024

• WHAT ARE RECDESK DAYS?

- THE PURPOSE OF RECDESK DAYS IS TO ALLOW HOMEOWNERS TO VISIT THE MRA OFFICES TO UPDATE THEIR HOUSEHOLD'S RECDESK PROFILE, CONFIRM THAT ALL DUES AND BALANCES ARE PAID OFF, AND GET INFORMATION ABOUT THE UPCOMING SUMMER SEASON.
- ANY MRA RESIDENTS WHO COME TO RECDESK DAYS AND COMPLETE THEIR HOUSEHOLD'S CHECKLIST WILL BE ENTERED INTO A DRAWING FOR 10 ADDITIONAL FREE GUEST PASSES!
 - 1 WINNER WILL BE CHOSEN AT THE END OF THE WEEK.
- MRA RESIDENTS WHO ATTEND WILL ALSO BE ABLE TO SUBMIT THEIR MOVIE REQUESTS FOR OUR FLIX EVENTS THIS SUMMER!

• DATES & TIMES:

- TUESDAY, MARCH 26: 12:30P - 3:00P
- THURSDAY, MARCH 28: 9:00A - 4:00P
- **TIMES MAY BE ADJUSTED - PLEASE CHECK OUR INSTAGRAM FOR UPDATES!*

• WHAT SHOULD I BRING?

- YOURSELF AND ANY PERMANENT MEMBERS OF YOUR HOUSEHOLD THAT YOU WOULD LIKE TO HAVE ON YOUR RECDESK PROFILE
 - EVERYONE WHO IS 16 YEARS OF AGE OR OLDER MUST HAVE A VALID DRIVER'S LICENSE WITH THE MURRAYHILL ADDRESS TO BE ELIGIBLE FOR ENTRY INTO RECDESK. EXCEPTIONS MAY BE MADE AT THE DISCRETION OF THE ASSOCIATION MANAGER.
- A METHOD OF PAYMENT IF YOU HAVE AN ACCOUNT BALANCE THAT NEEDS TO BE PAID, OR IF YOU WOULD LIKE TO ADD A STORED PAYMENT OPTION TO YOUR HOUSEHOLD'S ACCOUNT.
- OPTIONAL: MOVIE SUGGESTIONS!

AQUATICS PROGRAMS

- MARLINS SWIM TEAM
- SWIM LESSONS
 - GROUP, SEMI-PRIVATE, AND PRIVATE LESSONS
 - ADULT LAP SWIM CLASSES – NEW CURRICULUM THIS YEAR!





ELECTION OF ONE MRA BOARD MEMBER



OWNER'S FORUM





ADJOURNMENT

