



MRA ANNUAL MEETING 2025

MARCH 18, 2025

AGENDA

- ROLL CALL & CERTIFICATION OF PROXIES
- PROOF OF NOTICE OF MEETING
- TAX RESOLUTION 70-604
- INTRODUCTIONS AND OFFICER REPORTS
 - PRESIDENT'S REPORT
 - TREASURER'S REPORT
 - ACTIVITIES AND PROGRAMMING
- ELECTION OF TWO DIRECTORS
- OWNER'S FORUM
- ADJOURNMENT

PROOF OF NOTICE

SAVE THE DATE

MURRAYHILL RECREATION ASSOCIATION – ANNUAL HOMEOWNERS MEETING MARCH 18TH 6:30 PM IN THE HTC

THE MRA BOARD OF DIRECTORS INVITE YOU TO ATTEND THE MRA ANNUAL HOMEOWNERS MEETING ON TUESDAY, MARCH 18, 2025 AT 6:30 PM IN THE HOMETOWN CENTER. THE MRA BOARD OF DIRECTORS WILL CONDUCT THE ANNUAL ELECTIONS AND PRESENT A 2024 OVERVIEW AS WELL AS AN OUTLOOK FOR 2025.

THE BOARD OF DIRECTORS OF THE MURRAYHILL RECREATION ASSOCIATION ARE HEREBY PROVIDING YOU NOTICE THAT TWO (2) RESIDENTIAL DIRECTOR POSITIONS ON THE BOARD OF DIRECTORS WILL BE AVAILABLE. THE POSITION OF DIRECTOR COHEN AND DIRECTOR YOERGER ARE EXPIRING. THE MRA BOARD IS MADE UP OF FIVE MURRAYHILL HOMEOWNERS WHO ARE ELECTED TO THREE YEAR TERMS OF OFFICE. ELECTIONS WILL BE HELD AT THE ANNUAL MEETING FOR TWO BOARD POSITIONS IN MARCH 2025. A NOMINATING COMMITTEE HAS BEEN APPOINTED BY THE BOARD FOR THE PURPOSE OF NOMINATING PROSPECTIVE DIRECTORS. PROSPECTIVE DIRECTORS MAY ALSO BE NOMINATED BY A PETITION SIGNED BY AT LEAST 25 MRA MEMBERS; PETITIONS MUST INCLUDE A BIOGRAPHICAL STATEMENT BY THE NOMINEE. FOR MORE INFORMATION OR TO DISCUSS YOUR INTEREST WITH THE NOMINATING COMMITTEE PLEASE EMAIL AM@MURRAYHILLREC.COM. THE BOARD MUST RECEIVE ALL NOMINATIONS, PETITIONS AND ACCOMPANYING MATERIALS BY FEBRUARY 28TH, 2025.

OFFICIAL NOTIFICATION OF THE MRA ANNUAL MEETING INCLUDING THE CANDIDATE NAMES AND BIOGRAPHICAL STATEMENTS WILL BE EMAILED ON OR ABOUT MARCH 4TH, 2024.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE MRA ASSOCIATION MANAGER AT (503) 579-0985.

SINCERELY,

THE MRA BOARD OF DIRECTORS

2025 MURRAYHILL RECREATION ASSOCIATION | 11010 SW TEAL BLVD | BEAVERTON, OR 97007 | (503) 579-0985 | AM@MURRAYHILLREC.COM

TAX REVENUE RULING 70-604

Revenue ruling 70-604 is a tax election that allows an association to take advantage of the lower tax rates associated with filing Form 1120, U.S. Corporate Tax Return rather than filing Form 1120H, U.S. Income Tax Return for Homeowners Associations. Generally, net Federal income tax via Form 1120 is taxed at 15% vs form 1120H which is taxed at 30%.

This election notifies the Internal Revenue Service that the Association plans on using the excess of member revenue over expenses for the current year in determining assessments for the coming year.

This election and resolution is required by the Internal Revenue Service and has been reviewed by our CPA for propriety.

RESOLUTION OF THE MURRAYHILL RECREATION ASSOCIATION

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT
REVENUE RULING 70-604

WHEREAS, the Murrayhill Recreation Association is an Oregon corporation duly organized and existing under the laws of the State of Oregon:
and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Murrayhill Recreation Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2025, shall be applied against the subsequent tax year member assessment as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of March 18, 2025.

READ IN MOTIONS

2025 BUDGET

THE 2025 BUDGET WAS APPROVED BY THE BOARD OF DIRECTORS AND READ INTO THE FEBRUARY MEETING MINUTES.

COPIES OF THE BUDGET CAN BE PROVIDED PER REQUEST.

THE EXPECTED NET OPERATING INCOME IS \$41,491.00

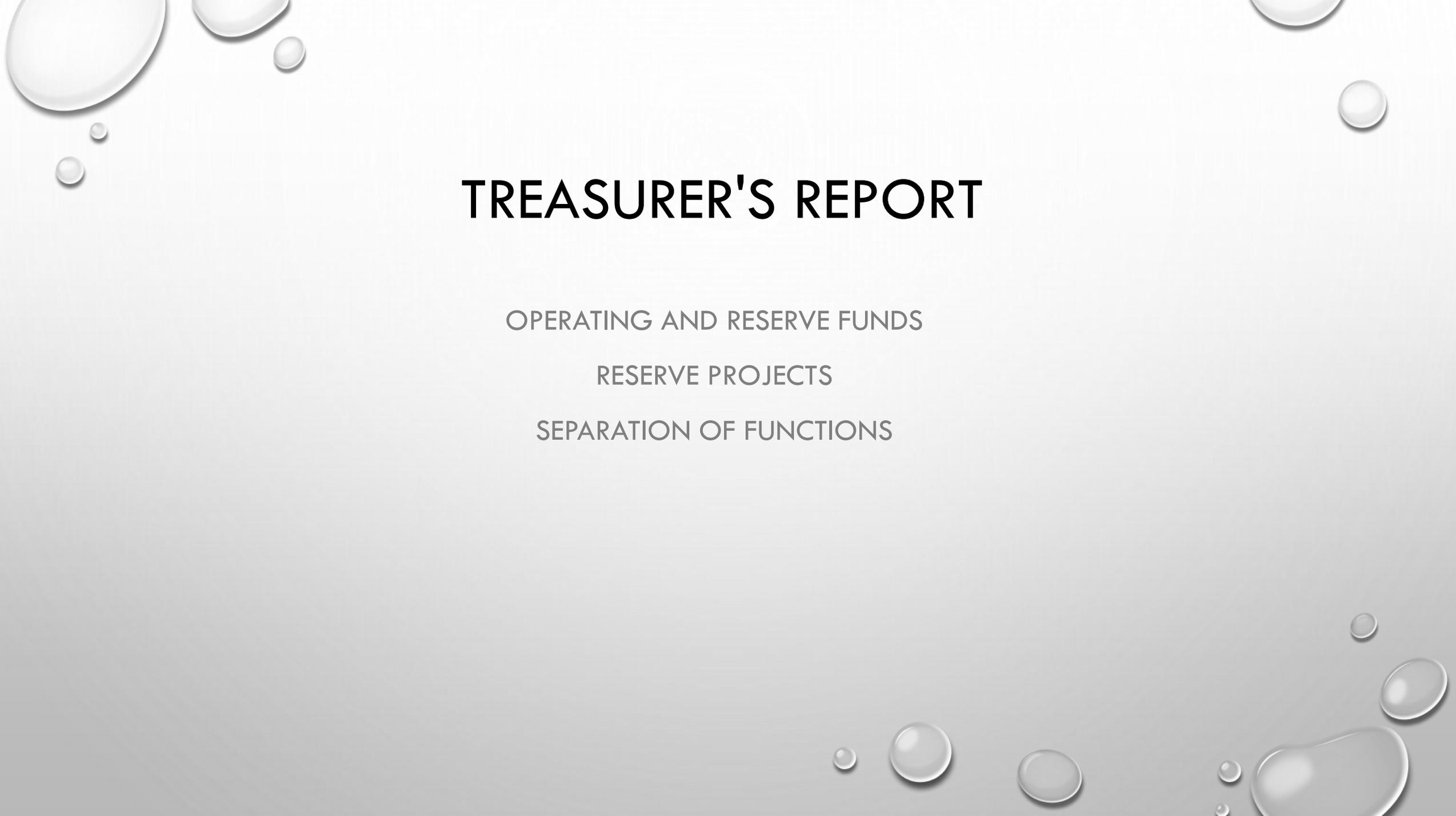
THE END OF YEAR REVENUE WILL BE DEPOSITED INTO THE RESERVE ACCOUNT

PRESIDENT'S REPORT

THE BOD VOTED UNANIMOUSLY TO INCREASE THE TITLE TRANSFER FEE/CAPITAL BUY IN TO
1/2 % OF THE SALE PRICE OF THE HOME AT CLOSING.

THIS WILL TAKE EFFECT BEGINNING MAY 15TH 2025.

THIS IS EXPECTED TO GENERATE OVER \$30,000 IN RESERVE FUNDING

The background of the slide is a light gray gradient. It is decorated with several realistic water droplets of various sizes, some in the top-left and top-right corners, and others in the bottom-right corner. The main title is centered in a large, bold, black font.

TREASURER'S REPORT

OPERATING AND RESERVE FUNDS

RESERVE PROJECTS

SEPARATION OF FUNCTIONS

DUES & SPECIAL ASSESSMENT

- 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 2024 SPECIAL ASSESSMENT WAS \$ 650.00 YEARLY
- THE 2025 SPECIAL ASSESSMENT WILL REMAIN \$325.00 BILLED BIANNUALLY = \$650.00 YEARLY
- THE 2024 DUES WERE \$232.96 BILLED BIANNUALLY = \$465.92 YEARLY
- THE 2025 DUES WERE RAISED PER THE BYLAWS BY 4% TO \$242.25 BILLED BIANNUALLY
 - THE DUES AND ASSESSMENT FOR 2025 WILL BE AS FOLLOWS.
 - **\$567.25 DUE NO LATER THAN APRIL 30TH, 2025**
 - **\$567.25 DUE NO LATER THAN OCTOBER 31ST, 2025**

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

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

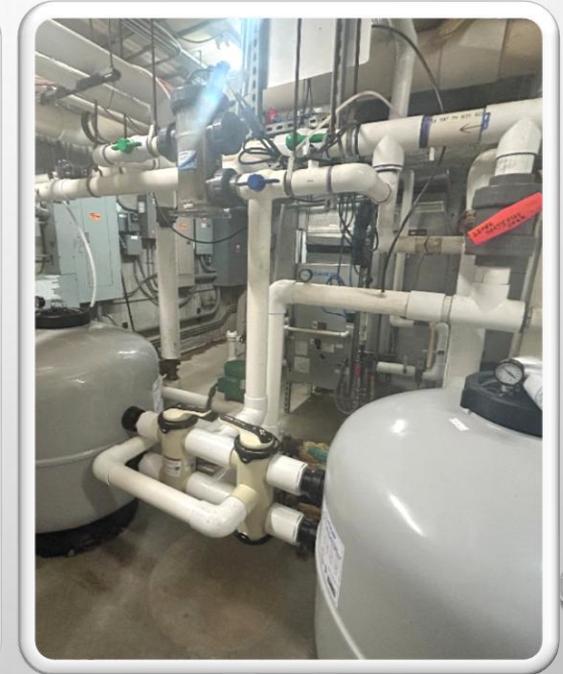
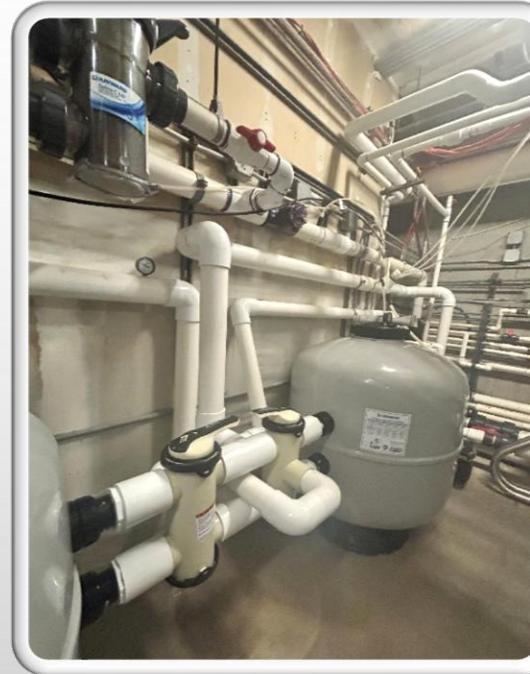
MAJOR RESERVE EXPENSES UPDATE

- 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



MAJOR RESERVE EXPENSES UPDATE

- PUMP ROOM PROJECT COMPLETED SPRING 2025
 - HIGH EFFICIENCY COMMERCIAL POOL FILTERS INSTALLED
 - NEW MEDIA WILL BE GLASS VS SAND
 - INCREASED WATER FLOW CAPACITY
 - GALLONS PER MINUTE INCREASE FROM 144 GPM TO 480 GPM
 - 4 FILTERS REPLACED EXISTING 6
 - ADDITIONAL ENERGY SAVINGS EXPECTED
 - COMMERCIAL HVAC UNITS INSTALLED
 - OLD UNITS WERE RESIDENTIAL
 - OLD UNITS BOTH HAD IRREPARABLE LEAKS



CAPITAL RESERVE PROJECTS 2025

PROJECTS THAT ARE CURRENTLY PLANNED FOR THE REMAINDER OF 2025

- REPLACEMENT OF CHIMNEY CAPS THAT HAVE ERODED, RUSTED AND ARE LEAKING
- REPAIR TO THE TENNIS/ PICKLE BALL COURTS AND THE ADDITION OF MORE PICKLEBALL LINES ADDING 2 MORE COURTS TO THE EXISTING LAYOUT

- HTC BATHROOM FLOOR REPAIRS
 - THE FLOORS WERE REPLACED OVER 15 YEARS AGO AND THE TILES HAVE DETERIORATED DUE TO USE AND WATER PRESENCE FROM POOL PATRONS.

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.



ACTIVITIES AND PROGRAMMING

2025 ACTIVITIES SCHEDULE

AQUATICS PROGRAMS



2025 COMMUNITY ACTIVITIES

APRIL 19

EASTER EGG HUNT - 10:00 AM

APRIL 26

DUMPSTER DAY (TENTATIVELY)

APRIL – AUG

FREE COMMUNITY BARRE CLASSES

JUN/JUL/AUG

FLICKS ON THE FIELD/WHILE YOU FLOAT

JUNE 6

RED CROSS BLOOD DRIVE

AUGUST 5

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

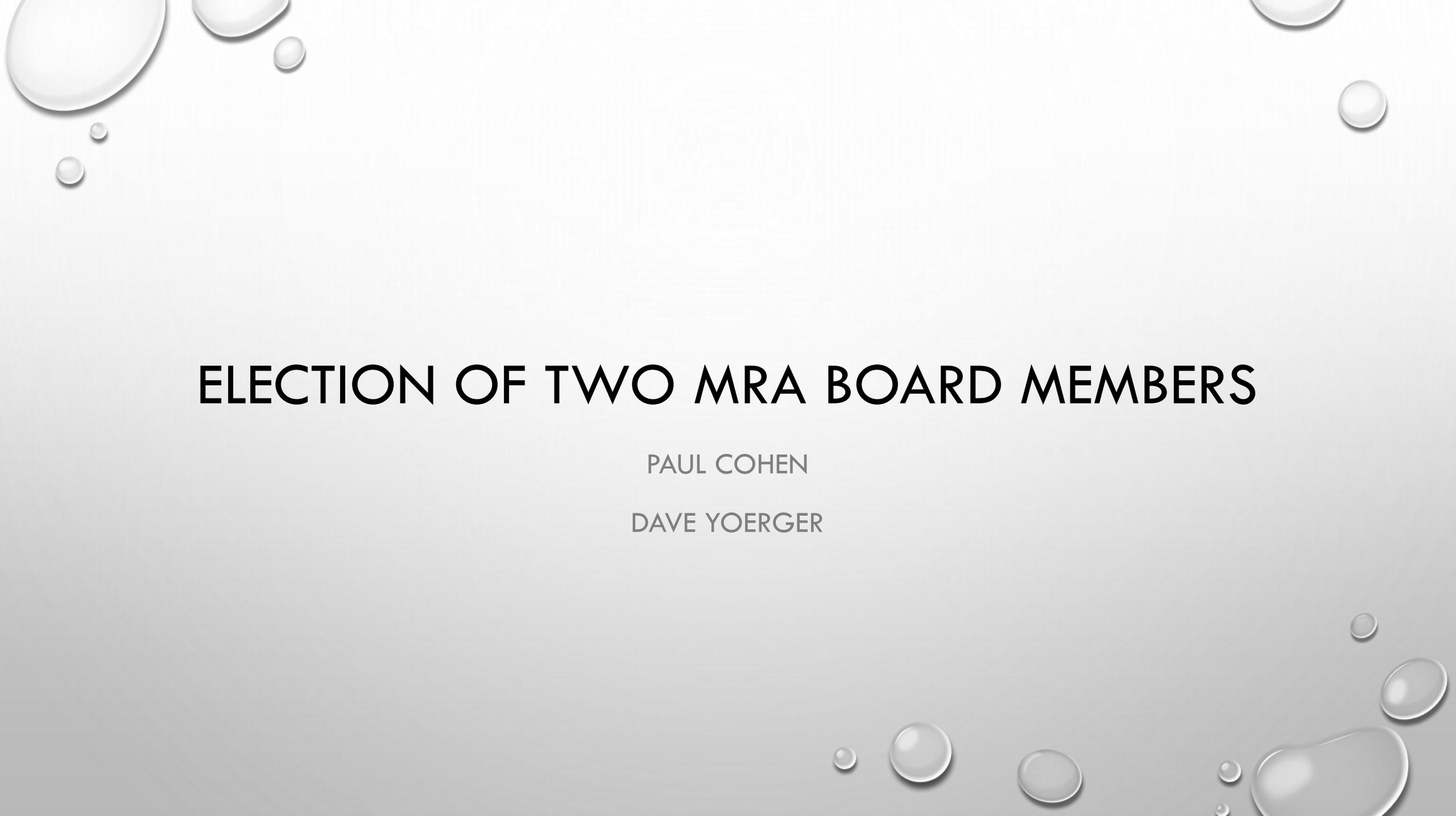
- FRIDAYS ONCE A MONTH THIS SUMMER
- JUNE 27TH
- JULY 11TH
- AUGUST 15TH
- THERE WILL BE LIMITED CONCESSIONS SUCH AS POPCORN, DRINKS AND GLOWSTICKS



AQUATICS PROGRAMS

- MARLINS SWIM TEAM
 - PARENT MEETING JUNE 18TH IN THE HTC
- SWIM LESSONS
 - GROUP, SEMI-PRIVATE, AND PRIVATE LESSONS



The background features a light gray gradient with several realistic water droplets of various sizes scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance. A faint, circular logo is visible in the upper center of the page.

ELECTION OF TWO MRA BOARD MEMBERS

PAUL COHEN

DAVE YOERGER



OWNER'S FORUM



ADJOURNMENT