

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

**Date:** April 29th 2025

**Time:** 6:30 p.m. Public Session

**Location:** MRA Office

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

**Moderator:** Kristin Kebbe

**Homeowners:**

**Juan Rivero, Jennifer Waters, Angela Schroeder, Jaci Wilson, Karen Shanks, Bill Athenas, Kevin Hernandez, Josh Reiser, Mohammed Hawana, Sue Graham, Carey Hughes, Sean Mirkes, Stephanie Mirkes, Sheila Landis, Jeannette Weirsma, Matt Weirsma**

**Directors:** Paul Cohen, Susan Decker, Tammy Hawana, Dave Yoerger, Meghan Rachmady

**Staff:** Kristin Kebbe

**Meeting called to order:** 6:34 pm

**Motion: The February meeting minutes were approved. Director Decker motioned and approved to accept the minutes, Director Yoerger seconded and approved, Director Cohen, Director Yoerger approved. The motion passed with 3 affirmative votes.**

**Motion: The title transfer/capital buy in fee was changed to a flat fee of \$1500.00 removing the ½% fee that had been previously voted in. Director Yoerger motioned and voted yes to remove the ½% and institute a flat fee. Director Rachmady seconded and voted yes. Director Decker abstained from voting. Director Hawana voted no. Director Cohen voted yes. The motion passed with 3 affirmatives.**

1. Discussions

- a. Board member positions; The Board agreed to the following. Paul Cohen as Chairman, Meghan Rachmady as Vice Chair, Tammy Hawana as Treasurer, Dave Yoerger as Secretary, Susan Decker as Board member.
- b. 2025 Budget
  - i. Proposed increase of the current title transfer fee from \$1,000 to .5% of the sale price of a home at closing, to be charged to the buyers. The fee is proposed to be a capital buy in to help fund the reserves and support operating expenses. The fee is paused until May 15<sup>th</sup> to allow neighbor feedback and further discussions. After a lengthy discussion involving many homeowners the Board voted to remove the % fee and re institute a flat fee.
- c. Proposal to rent pool space to outside swim teams both during the off season, September through May, and potentially during summer season of 2026. A local team has submitted a proposal that could potentially, financially, benefit the MRA. The Board is in the exploratory stage regarding the proposal. The Board discussed at length the pros and cons as well as listened to the homeowner's opinions

regarding this proposal. The Board is continuing to explore the cost vs benefit analysis and Director Rachmady has agreed to take point on the project and will meet with the contractors as well as the swim team who has submitted the proposal.

- d. Proposal to provide a porta potty onsite for the benefit of tennis, pickleball, playground and field visitors. The proposal was approved by the Board and a porta potty will be installed after the pools close in September.
- e. Creation of a possible committee tasked with organizing a vote to change the MRA bylaws, specifically allowing the dues to be raised by more than the current 4% threshold. Homeowner Josh Reiser and Carey Hughes volunteered to work together on creating a committee to move the idea forward.
- f. New policy statement regarding partnerships between the MRA and local businesses for events and activities was presented. Barre3 Murrayhill has partnered with the MRA and will be hosting classes this summer in the HTC. The revenue will be collected by the MRA and the instructor will work at no cost.

## 2. Operations & Activities Report

- i. HVAC replacement is finished and was on budget
- ii. Pool filter replacement is finished and on budget
- iii. Tennis/pickleball updates will potentially take place in June
- iv. Pool covers are off and maintenance/cleaning to open on May 23<sup>rd</sup> is underway
- v. Dry rot was found around support beams and siding and has been replaced and repaired
- vi. The first of 3 sessions of pest control occurred focusing on yellow jackets and other stinging insects
- vii. Playground chips are scheduled to be filled in May
- viii. The field has been aerated, sand added and treated
- ix. The HTC interior was painted and refreshed
- x. Playground damage was repaired
- xi. Building fire inspection complete and passed
- xii. All the drains around the property were cleaned
- xiii. Pressure washing of the pool decks will take place Monday, May 5th

### b. Activities Calendar

- i. Easter Egg hunt was a success, the weather was great and there was a great turnout
- ii. Dumpster Day was a success with a large turnout
- iii. Barre Classes will take place in the HTC beginning this Spring, the first class is April 30<sup>th</sup>. The MRA will transition to paid classes after the introductory, complimentary phase.

**Adjournment: 8:12 pm** There being no further business, the meeting was adjourned.