

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

Date: February 17th 2026

Time: 6:30 p.m. Public Session

Location: MRA Office

Type of Meeting: Meeting of the MRA Board of Directors

Moderator: Kristin Kebbe

Attendees;

Directors: Paul Cohen, Susan Decker, Tammy Hawana, Dieter Cohrs

Homeowners: Josh Reiser, Richard Aradine, Roberta Cohen, Larae Olesberg, Nathan Cox

Meeting called to order: 6:33 pm

Motion: The January meeting minutes were approved. Director Decker motioned and approved to accept the minutes, Director Cohrs seconded and approved, Director Cohen & Director Hawana approved. The motion passed with 4 affirmative votes. Director Rachmady was absent

1. Discussions

- a. The Board of Directors discussed the 2026 budget
 - i. Director Hawana as acting Treasurer presented the approved budget for 2026 to the homeowners present. The details and highlights include but are not limited to
 1. In 2025 the association was able to transfer \$200,000 into the Reserve account bolstering the reserve savings. The 2025 budget vs actuals were presented and discussed at length highlighting the association's finances coming in under budget.
 2. The Board has approved a decrease in the special assessment amount and an increase of 3.8% for the dues. Per the association bylaws guidance, the increase follows CPI for 2025. The dues will be \$250.24 billed biannually and the special assessment will be \$303.76 billed biannually. **The April and October invoice will total \$554.00 due to each lot number within the MRA boundaries.**
 3. The Board highlighted the addition of an increase to the fees charged to the buyer at closing. The existing administration fee of \$1500 will be deposited into the MRA operations account at Bank of America. An additional quarter of a % of the sales price of the home will be assessed to the buyer at the time of closing for any home that is under contract on or after April 1st, 2026. This capital buy in fee will be deposited into the MRA reserve money market account at On Point Credit Union. This account is for future capital expenditures. A third-party reserve consultant has advised the Board as they assess what funding will be needed for the next 30 years.

2. Operations & Activities Report

- a. HTC bathrooms are complete and look great
- b. Barre3 classes will continue into early March

- c. The annual Easter egg hunt will take place on Saturday, April 4th.
- d. Carey Hughes Homes will host a dumpster/recycle day on April 18th in the MRA parking lot

3. Owners Forum

- a. The Board opened the floor to questions.
 - i. Several homeowners asked for clarification regarding the budget and the capital buy in fee. The consensus was very supportive with no homeowner objecting verbally to the budget or approved fees.

Adjournment: 7:22 pm There being no further business, the meeting was adjourned and executive session opened.