

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

Date: January 20th, 2025

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, Meghan Rachmady

Homeowners: Dieter Cohrs

Meeting called to order: 6:45 pm

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

1. Discussions

- a. The Board of Directors discussed the 2026 budget
 - i. The Board discussed increasing the title transfer fee to include an additional ¼ % of the sales price of the home at closing to be charged to the buyers. This would be directly deposited into the reserve account. The reserve consultants have advised the Board to have \$1 million put into reserves to fully fund the next 30 years and bring the association out of the high-risk category.
 - ii. The reserve study was reviewed in depth and items that can be postponed will be. The large projects for 2026 will include
 1. Repairing and resurfacing the parking lot
 2. Repairing and replacing the large chimney on both buildings
 3. Repairing and painting dry rot and damage to the windows and eaves on the HTC building
 4. Painting the interior doors to the bathrooms
 5. Aerating the fields
 6. Refurbishing the lifeguard break room

Motion: The Board voted to appoint Dieter Cohrs to the Board of Directors. Director Decker motioned and approved to appoint Mr. Cohrs, Director Rachmady seconded and approved. Directors Hawana and Cohen approved. The motion passed unanimously with 4 affirmative votes.

2. Financial Reports

- a. Budget vs Actual reports were presented

- i. In 2025 the association was able to move \$200,000 into the reserve account from operations.
- ii. The 2025 finances came in under budget
- iii. Director Hawana as acting Treasurer has audited the accounts and made adjustment to the chart of accounts moving some expenses from operations to reserves and vice versa.

3. Operations & Activities Report

- a. HTC bathrooms will begin 01.22.26 the total cost will be \$27,089 and include new epoxy floors, painting the partitions and removal/replacement of the toilets and urinal.
- b. The December coat drive concluded, 40 coats were donated to the Bv clothes closet. The remainder were donated to Goodwill.
- c. The parking lot storm drains were professionally cleaned out after multiple floodings the total cost was \$1,800.
- d. Pams going away party was Jan. 16th 2026. Turnout was great.
- e. Applications for the summer season are now open.

Adjournment: 7:38 pm There being no further business, the meeting was adjourned and executive session opened.