MINUTES

Minutes of the special Board of Directors Meeting for the Murrayhill Woods Condominium Owners Association held at 6:00pm on May 26, 2020 via Zoom at remote locations

Call to Order: President Torey called the meeting to order at 6:03pm.

Quorum Present: Yes

Board Members in attendance: Torey Farnsworth, President
Missy Hughes, Secretary
Mike Helmuth, Treasurer
Lynsi Sitton-Knieling, Director
Nicole Stewart, Director
Patty Higham, Director

Board Members absent: Aaron Dent, Chair

Others in attendance by invitation: Mark Vandervest, Community Manager
Cindy Vandervest, Office Manager
FRESH START Real Estate, Inc.

Guests in attendance: Julie Morgan, Unit V5

Proof of Notice: Via electronic invitation

Welcome & Introductions: President Torey opened the meeting by welcoming the board members and guest to the first Zoom hearing meeting of the HOA. Torey asked community manager Mark Vandervest to run the meeting. Mark moved forward to the Approval of the Agenda.

Hearing Agenda: Mark introduced Julie Morgan and gave a brief background of the noise and unauthorized pet violations that caused the request for a hearing. Julie spent about 10 minutes presenting her case in defense of the violation. Patty Higham spent about 5 minutes presenting her details and evidence relative to the violation. Mark thanked both Julie and Patty for the information provided and recommended excusing Patty and Julie from the hearing so that the Board could go into Executive Session to discuss and deliberate on the matter. Mark informed the parties that the decision would be emailed to each party the following day. Mark asked for a motion to adjourn into Executive Session at 6:35pm. Torey motioned, Mike Seconded, there was no further discussion and the motion passed unanimously. Patty & Julie were excused from the meeting.

Executive Session: Torey opened the meeting in Executive Session at 6:36pm. Those board members present in Executive Session were Torey, Missy, Mike, Lynsi, & Aaron. Mark & Cindy Vandervest, Managers were also present. There was discussion about the evidence provided by each party for both violations. Missy motioned to adjourn the Executive Session at 7:02pm. Mike seconded the motion and the motion passed unanimously without further discussion.

Regular Meeting Resumed: Torey recalled the regular meeting to order at 7:03pm. Mike motioned to table the decision on the unauthorized pet violation and fine pending the Board's request for additional photos of the alleged unauthorized pet. Torey seconded the motion and the motion passed unanimously without further discussion. Missy motioned to enforce the noise violation and fine. Torey seconded the motion and the motion passed unanimously without further discussion. Mark will email both parties with the Board's decision.

Old Business: Mark informed the board that he had secured a reduced price on the installation of the clubhouse mini-split systems from $8,970.00 to $7,800.00, including slightly better equipment than what was previously quoted. The new system is scheduled to be installed on June 6th, 2020 by First Call Heating & Cooling.

New Business: None

Schedule Next Meeting:

The next regular board meeting will be scheduled as needed at a date, time, and location to be determined.

Adjournment:

Torey motioned to adjourn the meeting at 7:15pm. Missy seconded the motion.

Submitted by:
FRESH START Real Estate, Inc. ~ Community Manager