

September 09, 2019

MINUTES OF THE MEETING

Meeting was called at 6:02pm by Board President Jeannette Alexander

5 of 5 board members were present.

Approval of Minutes from July 29, 2019.

Minutes were reviewed and approved.

Treasurer's Report:

There were no questions to Kimo on the treasures report.

Homeowner Input

An issue of several doors not being painted since January was never addressed. In addition there is a drain falling off the building and questions about the bottom decks which were not worked on. The landscapers are poor per homeowner's input. Verhaalen was to have performed the repairs.

Management Report:

Financial delinquency report was reviewed and discussed. There are three units on the report at this time 2 of which are being forwarded to counsel since they are no longer making payments.

Meeting with reserve study firm to discuss the changes of dates for specific project date changes which should be reflected in the reserve study.

Lien amounts discussed.

Reserve study will be on site so cost has doubled.

A motion was passed to increase dues to \$230 a month with a vote of 4 yes and 1 abstained.

Verhaalen will be contacted to repaint service doors under warranty.

Curb painting will be held off until after 2020.

Discussion of the repairs needed on the sprinkler system and control boxes for the system. The sprinkler head on Beard which was leaking for 4 weeks was repaired properly.

New Business

Decided for December 16th meeting date at 6pm at the Fire Station 67 Farmington, if needed.

The meeting was adjourned to Executive Session at 7:20 pm. Let the minutes reflect that the Board of Directors hereby votes to adjourn the regular meeting and meet in Executive Session without the presence of Management. The purpose of the Executive Session is to discuss contract review.

The meeting was reconvened at 7:45pm. A motion was made to provide a 60-day Termination notice and turnover directives to Association Management Services NW (AMS). The motion was seconded and approved with 4 votes in favor and 1 abstaining. A motion was made to change professional management of Sexton Place Condominiums to FRESH START Real Estate, Inc. effective immediately. The motion was seconded and approved with 4 votes in favor and 1 abstaining. Mark Vandervest, Vice Chair of the Board of Directors, and Owner of FRESH START Real Estate, Inc. provided a resignation notice of his Director position to the Board effective immediately in order to take over the management responsibilities of the Association. The position of Vice Chair was appointed to Nanci Alley.

The next meeting date will be held on September 23, 2019 at 6:30pm for the purpose of discussing management turnover and other business as needed. The location of the next meeting will be at 9450 SW 146th Ter., Beaverton, OR 97007 in the Murrayhill Woods Clubhouse (located directly across Beard Rd. from Sexton Place). The clubhouse is located behind the pool area. Please park in open uncovered spots only.

The meeting was adjourned at 7:55pm.

Submitted by:

Nicholas Gyore, Secretary