

# Murphy Park Homeowners' Association

## Meeting Agenda

7:30 PM, December 3, 2025

Location: Shawnee Station Tap Room

## Agenda

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### 1. Opening and Greetings

Fran Gardner

After socializing, meeting began at 7:56pm. 13 people (9 households) were in attendance.

### 2. Minutes from August 13, 2025

Fran Gardner

Minutes approved.

### 3. Finance Report / Dues Collection

Karen Smith

Lengthy discussion involving an overview of the 2025 budget, landscaping expenses, pond expenses, and how comfortable members would be in raising or not raising dues in 2026. Some members suggested increasing dues by \$100 in one year would be too much. Some members suggested slowly increasing dues over time to help pay for a higher quality landscape company may be a good way to proceed. Some members suggested that an increase in dues might not be a big deal to some residents when you look at cost per month.

Overall, the budget for 2026 will most likely go up some due to fountain/pond maintenance and landscaping expenses, if we hire a new landscaping company. The pond fountain was not working during fall of 2025, and some repairs may be in our future. The electric bill for the pond fountain will also go up in 2026 if the fountain works for the entire season.

The Board is waiting on a number of landscaping proposals to come in, as well as information from AquaDoc's fountain tests, in order to get a better sense of specific costs for 2026. Most other line items should remain roughly the same. Once we get these numbers in, we will be ready to commit to a set budget and dues amount for 2026. The Board will take all comments from members present into consideration as we set the budget and dues rate in the coming weeks. In response to feedback from Frances, Board members will take time in the new year to refresh themselves on all HOA documents.

For 2025, everyone is paid up except for 1 household who is only past due for just 2025. Everyone else is caught up.

### 4. Old Business

#### a. Updating of HOA Deed of Restrictions

Lindsey Morris

Members of the Deed Amendments Task Force were present at the meeting, and helped Lindsey provide an overview of what has been discussed so far. The Task Force previously came up with a list of topics

we are interested in putting on a future amendments ballot, with households voting yes or no on specific amendments separately.

Several neighbors interpret the language in the Deeds differently with regard to when the document can be amended. Members present decided on the following:

- Attach a questionnaire along with the 2026 annual dues notice asking if this household would be interested in amending the Deeds. Offer examples of what some amendments might look like. Include solar, defining structures, defining fencing, rules for signs, rules for rentals and short-term-rentals, etc. Also offer a free form field for households to share what they would like to see amended, if anything.
- If we do not get enough interest back, then perhaps we consider not pursuing this project.
- If we do get enough interest, it would be time to hire a real estate attorney who specializes in HOA/Condo Associations or Landlord/Tenant law, who can provide an official legal opinion for when and how our Deeds can be amended.
- Once we get that figured out, we can start the process of creating a survey monkey ballot, and devising a plan for disseminating the survey in a variety of methods (email, FB, snail mail, door-knocking, etc).

#### b. Landscaping Update

Lindsey Morris

Lindsey provided an overview of some quotes she has already received, and some companies she will be meeting with soon. Discussion about how our current landscaping company is probably the cheapest available, and if we want to see better quality service, we will need to pay a bit more for a smaller and more detail-oriented business. Lindsey shared if the numbers don't work out, then the numbers don't work out. But it's worth seeing what other companies are willing to offer.

#### c. Safreed Pond Update

Fran Gardner

Fran shared the pond fountain story and how much we learned in the process. We are disappointed in AquaDoc for not taking the problem seriously at the beginning as something that may require attention on their end. AquaDoc assumed the problem was not under their purview and told us to work with an electrician, when really, it appears there is in fact something wrong with the fountain. AquaDoc will run diagnostic tests on the fountain this winter and tell us what they find. If we are not satisfied with AquaDoc's service, there are other pond companies we can consider working with instead.

### 5. New Business

#### a. Call for Nominations and Election to the HOA Board

Fran Gardner

Matt Twining was nominated and unanimously voted in as a new member of the Board. His term will be for 3 years (Jan. 2026 – Jan. 2029). Matt will serve as Vice President, Lindsey will serve as President (term up in 2 years), and Karen will continue to serve as Treasurer (term up in 1 year). Members present thanked Fran for her time on the Board and for serving our neighborhood, and presented her with a signed card and flowers.

Nothing new to report for committees or new projects. Meeting adjourned around 9:15pm.