

APPROVED

**AO/27/MRHAO #205
MILLRIDGE TOWNHOME OWNERS ASSOCIATION
ANNUAL MEETING
June 24, 2009
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**MINUTES OF THE ANNUAL HOMEOWNERS MEETING OF MILLRIDGE
TOWNHOME OWNERS ASSOCIATION HELD JUNE 24, 2009 AT 7:00 P.M.
AT THE MILLRIDGE TOWNHOMES CLUBHOUSE LOCATED AT 1610 1/2
NW 143rd PORTLAND OR 97229.**

PRESENT: Rich Leflar, President
Kathy Shaffer, Secretary
Ursula Locke, Treasurer
Paul Blomquist, Member at Large

BY INVITATION: Steve Meyer, Community Manager
Dannielle Dahlman, Community Administrator
COMMUNITY MANAGEMENT INC., AAMC

**OWNERS AS INDICATED ON THE SIGN IN SHEET KEPT IN THE MILLRIDGE
CLUBHOUSE OFFICE.**

I. Call To Order

Rich Leflar called the meeting to order at 6:35 p.m.

II. Calling Of The Roll And Certifying Of The Proxies

Introductions commenced throughout the room.

Steve Meyer certified that a quorum of unit owners were present in person. 20 owners present were required to meet the quorum requirement and 41 owners appeared in person.

III. Proof Of Notice Of Meeting Or Waiver Of Notice

Steve Meyer presented the proof of notice of meeting.

IV. Call for nominations from the floor

Nominations were called from the floor and no nominations were offered.

V. Election chair & 2 volunteers to retire and count votes

Owners placed their ballots in the ballot box. CMI assisted 2 owners in counting the ballots.

VI. Discuss / Accept Minutes Of Preceding Meeting
AGREED: Ursula Locke moved to approve the June 25, 2008 Annual Meeting minutes as presented. The motion was seconded and carried without objection.

VII. Reports Of Officers

A. Treasurers Report

Ursula Locke presented the treasurer's report. Ursula commented on the year to date expenditures for operating and reserves.

VIII. CMI Community Manager's Status Report

Steve Meyer presented the community manager's status report. The report consisted of a financial analysis of the 2008 fiscal year end and the expenditures chart.

IX. Reports Of Committees, If Any

A. Landscaping

The landscape committee presented the committee report. The committee is recommending the bark dust proposal of dark hemlock from BarkDusters. The committee does not want to spend more than \$2k of the landscape budget at this time. The front and some other areas will be bark dusted. Owners can order barkdust from Tim for the front of owner's homes. There is a 2 week window and this has been ordered for Monday the 29th of June.

B. Architecture

No report given.

C. Pool Committee

The pool committee presented the pool report. The front pool has a leak that was investigated last week. American Leak Finders found the pool leak. The repair estimate was from \$750 - \$1500. The leak is near the handrail.

D. Maintenance

The maintenance committee presented their report. Buildings 2 and 3 are almost completed. We may try to finish the clubhouse roof this year because it is leaking in 2 places. This depends on the funds.

E. Clubhouse Committee

The clubhouse committee presented their report. There have been 6 rentals and are 2 future reservations.

F. Neighborhood watch

The neighborhood watch committee presented their report. A copy of some literature will be provided by the door at the exit of the meeting.

X. Election Of Directors

The new board members are Marsha Policar, Kathy Shaffer, Roger Williams, and Isaac McGuire.

Paul Blomquist thanked the association for a term well served.

XI. Adjournment

**AGREED: Paul Blomquist moved to adjourn the meeting at 7:20 p.m.
The motion was seconded and carried without objection.**