

MINUTES OF THE MEETING OF MILLRIDGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS HELD ON JULY 15, 2009 AT THE MILLRIDGE HOMEOWNERS ASSOCIATION CLUBHOUSE MEETING ROOM.

PRESENT: Rich Leflar, President
Roger Williams, Treasurer
Kathy Shaffer, Secretary
Marcia Policar, Director At Large
Isaac McGuire, Director At Large

BY INVITATION: Steve Meyer, Community Manager
COMMUNITY MANAGEMENT INC.

OWNERS: As listed on original sign in sheet

I. Call to Order

Rich Leflar called the meeting to order at 6:30 p.m.

II. Introductions

Introductions commenced throughout the room.

III. Open Forum - comments only, no discussions please.

Owners participated in the open forum.

IV. Acceptance Of The Agenda

The agenda was accepted as presented.

V. Discuss / Accept - Meeting Minutes – June 24th, 2009

CORRECTION: Isaac is mentioned as "member at large" in the last mention of the board positions.

AGREED: Kathy Shaffer moved to accept the June 24, 2009 Board of Directors meeting minutes as presented. The motion was seconded and carried without objection.

VI. Committee Reports

A. Treasurers Report

Steve Meyer presented the treasurer's report.

B. Landscape Report

The landscape committee report was presented. The bin in the back is on hold because of the ant problem. A couple of small items have come up and are being addressed by Tim of Absolute Perfection Landscape. There is a tree in the SW area that needs to be removed. A bid from Tim will be acquired on taking out the tree. The roots are exposed and damaging the pavement and sidewalk. The planter pot that was moved to the sidewalk near the clubhouse needs to be relocated to the original location near 1742.

C. Architectural

The committee provided their report. The committee met on June 28th at the clubhouse. They discussed the clubhouse roof replacement and the proposals. The costs ranged from \$10k - \$12k. There was an absence of chimney caps and the HVAC needs repairing. The front entry lights were discussed. There are blocks that fit together without mortar. There is also solar powered lighting available. The committee recommends 2 lights be purchased for \$1200. Building 9 requested to extend the patio. The committee reviewed the area. The committee recommends approval. A window replacement request for 1580 for the 2 upstairs windows was reviewed. Windows with flanges are preferred. Owners are responsible for the windows. The new siding in some buildings should not be cut into. The trim colors were evaluated. More children and pets were noted. Some landscape items in common areas were discussed such as less grass and less chemicals. A door replacement request was discussed.

D. Maintenance

No report given.

E. Clubhouse Report

The committee provided their report. Judy and Bob provided the refreshments. Any future volunteers would be appreciated.

F. Pool Report

The committee provided their report. The pool repairs have been repaired. Another leak was found at the other side of the pool. The elbow / curved pipe have fractures perhaps caused by the ground settling. Both repairs were done by the upper approved price of the proposal. The brick and cement work was completed. The vendor stated that there may be more leaks and some leaks appear about every 3 years. More chemicals were purchased.

G. Neighborhood Watch

The committee provided their report. There is a new neighborhood watch sign. Some problems persist with unwanted persons onsite. Trespassers should have the sheriff called on them.

VII. Unfinished Business**A. Discuss Assessment Proposal / Vote by mail**

Steve Meyer presented the advice of Vial Fotheringham on the assessment being three 1 year consecutive assessments instead of one 36 month assessment. The voting will be done by mail.

ACTION ITEM: Refer Tim Zimmerman to the regular assessment clause in the CC&Rs. The association wishes to pursue this vs a mail by ballot assessment/resolution. Call off the mail by ballot and resolution.

ACTION ITEM: August 12th at 6:30 p.m. will be the assessment meeting.

AGREED: Roger Williams moved to call a special meeting of the assessment on August 12th at 6:30 p.m. The motion was seconded and carried without objection.

B. Update on Insurance claim 1700

ACTION ITEM: Letter to be sent and follow up with the board.

C. Where are we with Pool, SVRS – Safety Valve Release System? December 2009 is the deadline.

ACTION ITEM: CMI to obtain a proposal on this from Custom Pool and Spa and present to the BOD.

D. Discuss Chimney Moss removal/seal bids

The board discussed the proposals.

E. Discuss Gutter cleaning bids

ACTION ITEM: Clarify Tim's bid of gutter cleaning and moss removal. Does the \$900 gutter cleaning include all gutters on buildings and garages?

VIII. New Business**A. Discuss Cost of Living Increase Indexes**

This item will be tabled for this time.

B. CMI's two year contract proposal

Steve Meyer presented the contract renewal proposal.

C. RV parking – residents only & current tags, proof of ownership at time of request

The cleanup of this area will be discussed with Tim of Absolute Perfection Landscape.

D. Should open trailers in RV parking be covered to prevent debris and garbage build up?

Some trailers should be covered to prevent debris from building up in them.

E. Dog and Cat Management

We may want to replace some grass and this should be studied. Some lawn may be replaced with bark dust and provide walking paths.

F. Chimney Sweep, Sept/Oct. Add to Newsletter. Caps are available at the same time.

In 2004 the British Chimney Sweep cleaned the chimneys. We would like to have the chimneys cleaned this year again. This will be in the newsletter to be set up with pricing to be done in Sept/Oct 2009 and the vendor can install a cap to keep the birds out of the chimney.

IX. Extension Of Fence Request – Unit 1670

AGREED: Roger Williams moved approve the fence extension of 1670 bldg 9. The motion was seconded and carried without objection.

X. Next Meeting Date -August 26th, 2009

XI. Adjourn

The meeting was adjourned at 8:10 p.m.