

APPROVED

MILLRIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 28, 2009
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MILLRIDGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting, Clubhouse Lounge
October 28, 2009
Minutes

Meeting called to order at 6:30pm. Introductions of members present.

Open Forum: Shirley Carlson wished everyone a Happy Halloween. Connie Ball and Eleanor Rieben have gutter problems.

Acceptance of the Agenda – The agenda was accepted as presented.

Acceptance of Meeting October 3, 2009 Minutes – Minutes were accepted as presented with a change. The Architectural Committee did submit a report but no one read it. Kathy Tamblyn stated that it was not received.

Committee Reports:

- 1. Treasurer's Report** – read by Roger Williams; on file
- 2. Architectural Committee** – read by Carol Patterson- on file
- 3. Maintenance Committee** – Discussion regarding the backflow work done by D&F Plumbing in late 2008. Final inspection was never done according to the County. It has since been completed. Homeowners to be reminded not to talk to contractors and refer all questions/concerns to CMI or the Board.
- 4. Clubhouse** – Jeri Old has 3 rentals for October. Holiday potluck dinner set for Dec, 5 at 5pm; to be published in the newsletter
- 5. Pool** – no report given
- 6. Landscape Committee** – Paul Blomquist bid from Tim re: arbor vitae around rear pool was approved. PGE will be replacing the 2 trees removed when they made repairs in front of 1688.
- 7. Neighborhood Watch** – no report given.
- 8. Green Committee** – no report given. Paul Blomquist has joined the committee.

Unfinished Business:

- 1. Motion to Discuss/vote to send Rental Amendment to HOA for vote;** Motion was passed and discussed the urgent need to send it to the HOA. Motion to do so was passed.
- 2. Gutter cleanout-** after discussion it was decided to do them the 1st part of Dec.
- 3. Motion to discuss/vote on replacement of upper siding on Bldg. 4 next spring.** –Motion to discuss passed. Motion to get more bids and wait until spring 2010 to replace. To be included in budget as it is a capital improvement. Motion passed.
- 4. Review entrance lights bids-** need new bids to review at next board meeting

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5. Fix lights at 1630 and 1580. After discussion, the work was approved

6. Motion to discuss/vote on Absolute Perfection Landscaping's 2 year contract. Motion to discuss was passed. After discussion motion to approve contract was passed.

New Business:

1. Review insurance bids – bids were received too late for the board to review. To be discussed and voted on at the next board meeting.

2. Review new front entry door at Unit 1630. After discussion it was decided that the homeowner will be directed to bring the door to Millridge's Architectural Standards. Letter will be sent.

3. Review bids for chimney repair at Unit 1602 – bids were discussed but no action was taken. Will be discussed at next board meeting.

Next meeting date is Nov. 4, 2009 at 6:30pm Meeting was adjourned at 8:20 pm