

APPROVED

MILLRIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 27, 2010
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MINUTES OF THE MEETING OF MILLRIDGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS HELD ON JANUARY 27, 2010 AT THE MILLRIDGE HOMEOWNERS ASSOCIATION CLUBHOUSE MEETING ROOM.

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

ABSENT: 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, discussions should be limited.

Owners participated in the open forum.

IV. Acceptance Of The Agenda

The agenda was accepted as presented.

V. Discuss / Accept - Minutes – December 28, 2009

AGREED: Roger Williams moved to approve the December 28, 2009 Board of Directors meeting minutes as presented. The motion was seconded and carried without objection.

VI. Committee Reports

A. Treasurers Report

Roger Williams presented the treasurer's report.

B. Landscape

Paul Blomquist presented the landscape committee report. The back area

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arborvitae were installed. A few stumps/roots need to be ground for the remainder to be installed. This is not finished yet. Bark dust is to come. The bushes and trees are being pruned. Work that was not on the list for last year is being finished up. We will keep the arborvitae level at the top of the fence. Some owners had arborvitae in pots that will be placed. The stump removal has not been scheduled at this time.

C. Architectural

The architectural committee has a 3 page report. There was a meeting in January where all members were present. 1612 had a request to replace the patio gate with a storm door. 1670 bldg 9 had a request for the window on the patio, inside the patio. Committee recommended approval for this. 1614 requested to replace the front entry storm screen door with a full window. The committee recommended approval. The committee would like to document architectural installations that require removal when the unit sells. The committee spoke about front door colors, which were meant to be bright colors. We dropped the plum color and we wish to drop the yellow color. We picked 2 more colors. The board needs to see these and approve. This has to happen before the repairs are made to the building. Owners might be able to choose their own front door colors with approval by the committee. The owner would pay for their own door color and painting. The board will have to review this. Many items on bldg 5 will have to be attended to such as awnings, old security system, etc. The committee would like a workshop with the board to review and understand. The patio at 1632 should be reviewed. 3 years ago, the board approved a change on the patio, but nothing happened because they were waiting for building repairs. Bldg 9 needs a new roof. The roofs are different colors and styles. The committee would like some consistency on roofing. Contractors use different materials. There are 78 black lamp posts that need painting. About 1/2 of the lanterns need replacing. There is no list. We have an electrician that is reasonable. We need a welcome person to go to new owners to make them aware of pets and noise situations. There are handouts and inserts that need to be reviewed. The red bows attached to the lanterns were discussed. Some other owners had some of these. They have been collected back and now we have enough for the property. The corner post on the patio is rotted on a fence that was done in 1997. The common ground gate attached is fine by itself, but Mike Malloy will have to provide repairs. He estimated \$385 for labor and materials. Mike stated he would use different hinges and configuration that would be more substantial. This was padlocked for many years. This encourages bicyclists coming through the area. A hydraulic closer or spring may need to be installed. Some awnings may need a professional to review. The previous owner was approved to have the awnings removed. The committee

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would like to meet with the board and discuss. We will start getting bids in February. We need to talk to the contractors to see what it will cost to be done.

D. Maintenance

These will be discussed in the new business area.

E. Clubhouse

We spoke about the clubhouse to see if we can make the West wall more energy efficient. This might be expensive. A \$100 check was collected from a rental.

F. Neighborhood W.

Shirley Carlson provided the neighborhood watch report. A vendor was soliciting and was told to leave that it was private property. Police should be called if the solicitor does not leave. Verizon was soliciting. The office for Verizon stated their workers should not have been here at night.

G. Green Committee

Nothing to report.

VII. Unfinished Business

A. Update on rental amendment vote.

Rich Leflar provided an update on the amendment. Rich sent a letter on January 22, 2010 explaining the deletion of the arbitration clause. Rich did this as a homeowner, not a board member. We hope that this encourages owners to vote. Rich handed out some extra ballots.

B. Moss Treatment & Removal Proposals

Rich Leflar presented the bids for moss treatment and removal.

ACTION ITEM: CMI to ask Brett from Apex to bid competitively on the bids acquired for moss treatment/removal.

C. Re-Roof Proposals – Bldg 9

Rich Leflar presented the re-roof bids for bldg 9. The roof needs re-roofed as it was completed in 1985. The board discussed the roofing bids.

ACTION ITEM: Ask Apex if he will revise his bid if the association guarantees to give the ongoing maintenance program to meet Bliss's bid – architectural laminated shingle.

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ACTION ITEM: Find out if the entire roof is re-sheeted with new plywood and what Bliss's bid means by the \$50 per sheet for dry rot plywood. Find out if Apex will match Bliss's bid.

D. HOA Sandwich Board sign updates

A list needs to be made of what signs need to be made.

E. Set November's Meeting Date – Steve To Attend

November 22, 2010 at 6:30 p.m.

VIII. New Business

A. French Drain south side of bldg 6

Rich Leflar introduced the French drains. We have 2 bids that are identical but are \$70 difference. The bids are from Absolute perfection and Steve Bregman.

AGREED: Roger Williams moved to approve Absolute Perfection's bid. The motion was seconded and carried without objection.

ACTION ITEM: CMI to start the process with Tim for the drain installation.

B. Acct 20545 – Collections Procedure

ACTION ITEM: CMI to find out what the potential costs could be for the private investigator.

C. Comcast Service Agreement

Rich Leflar looked over the Comcast service agreement.

AGREED: Kathy Shaffer moved to accept the Comcast services agreement. The motion was seconded and carried without objection.

ACTION ITEM: The association would like a certificate of insurance from Comcast.

IX. Sump Pump Under Unit 1588

Rich Leflar explained the need for a sump pump to be placed under unit 1588. There is water standing under the unit. The downspout was repaired and this was not the problem.

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AGREED: moved to approve the Steve's Home Services proposal for \$750 to install a sump pump under 1588. The motion was seconded and carried without objection.

X. Carol Patterson – Gate Request

The board discussed to have the fence post replaced, but have the gate removed.

AGREED: Kathy Shaffer moved to approve the post replacement but to have the gate removed. Rich will contact the vendor to have this re-bid. The motion was seconded and carried without objection.

XI. Next Meeting Date, February 24, 2010

XII. Adjourn

The meeting was adjourned at 8:30.