

**MILLRIDGE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting, Clubhouse Lounge**  
**February 24, 2010**  
**Minutes**

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

**Open Forum:** None

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

**Acceptance of Meeting January 27, 2010 Minutes** – Minutes were accepted.

**Committee Reports:**

- A. Treasurer's Report** – Roger Williams read the Treasurer's Report. Questions with regard to the over budget items Insurance and PGE were raised by Dave Clarke. After discussion, Roger agreed to raise these questions with CMI and find out the answers. PGE instituted a rate increase but it was not clear as to when.
- B. Landscape Committee** – We are currently getting bids for stump removal of the trees cut last year.
- C. Architectural Committee** – No report
- D. Maintenance Committee** – Bldg. 5, Unit 1628 had their sump pump burn out and it was replaced.
- E. Clubhouse Committee** – Jeri Old reported that a check was given to Roger. She suggested that we look into different window coverings; film, blinds, etc. to cut down on the heat in the summer.
- F. Pool Committee** – No report
- G. Neighborhood Watch** – No report. Reminder that the Census Bureau will be starting in March and they will have proper ID and will not ask to come inside your home.

**Unfinished Business:**

- A. Update on Rental Amendment** – There are currently 57 yes votes and 17 no votes. We still need more people to turn in their ballots.
- B. Apex scope of work for moss removal and removal of gutter guards.** After discussion with regard to the gutter guard removal, that portion of his bid was not approved.
- C. Update on drainage issue on south side of Bldg. 6** – Tim is still working on it and it was requested to find out the estimated date for completion.
- D. Discuss addition of No Trespassing Signs on property** – It was discussed and agreed to order 2 more signs to be placed in the back alley area.
- E. Update on Bldg. 9 re-roofing schedule** – The schedule is weather-dependent but will be done as soon as possible. Homeowners affected will be notified by CMI.

**New Business:**

**Items A. through E.** – Discussion of bids for replacement of siding and re-caulking of Buildings 5 and 14 for this year's capital improvements – there have been no bids turned in so no discussion was held. Our benchmark contractor, Cedar Mill Construction was unable to provide benchmark bids because of a back injury to the owner, Jim Anderson. Dave Clarke questioned the need to re-caulk the buildings that were first re-sided under the previous assessment. It was noted that it is an on-going maintenance necessity but we will have the buildings inspected and work done according to need only. CMI will be asked as to the normal scheduling of such work.

- F. Discuss options for clubhouse bathroom heat and lights.** – It has been reported that several times recently, the public bathroom in the clubhouse has had the lights and heat left on. It was suggested that we eliminate the heater if possible and put the lights on a timer. Dave Clarke questioned our compliance with the ADA if we eliminate the heater. It will be checked into as well as the public health code before we disconnect the heater.

**Next meeting date is March 24, 2010 at 6:30pm Meeting was adjourned at 7:15 pm**