

MILLRIDGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting, Clubhouse Lounge
July 28, 2010
Minutes

Meeting called to order at 6:30pm.

Introductions of members present.

Open Forum: Shirley Carlson thanked the garage sale crew & Jerry Weinert thanked contributors. Carol Patterson commented on continuing problem with off leash dogs. One resident in particular is a habitual offender.

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

Acceptance of Meeting January 27, 2010 Minutes – Minutes were accepted with no corrections.

Committee Reports:

1. **Treasurer's report-** Report on file. Question with regard to roof repair and maintenance being over budget- possible miscategorization? Should be capital improvement. Roger will check into and report back.
2. **Landscape Committee** – Report on file. Bark dust will be put in after painting of the new siding and will be started in the back buildings. Homeowners should not be planting in front of their units without approval of the Landscape Committee and the Committee can remove at their discretion. Sprinkler system is being repaired.
3. **Maintenance Committee** – no requests submitted for the past month.
4. **Pool Committee** – Pump was malfunctioning and dumping water-repaired.
5. **Clubhouse Committee** – 1 rental for August, 1 for September
6. **Neighborhood Watch** – Backpack was found in the back alley (east). Sheriff's office was called and backpack was found to contain drug paraphernalia. Important information with regard to gang activity in the suburbs- Gangs have been reported to use various tactics to get you to stop on the side of the road. Please see Shirley Carlson for more details.
7. **Green Committee** – no report submitted
8. **Architecture Committee** – **Carol Patterson** presented the new color scheme for building exterior paint. New paint scheme will start with the current buildings being resided and commence with regular paint maintenance in the future.

Unfinished Business:

1. **Discuss 2 additional bids for small pool building** – not received in time for meeting
2. **Discuss bids for pothole repair** – not received in time for meeting
3. **Update Rental Amendment Vote** – 65 yes, 16 no, need 8 more votes.
4. **Discuss who will paint small pool building** – not discussed for lack of bids on pool building repair

New Business:

1. **Discuss brick column repair on front pool** – **Motion was passed to accept D. Luchs Masonry bid if competitive with additional bids**
2. **Discuss other pool repairs** – tile will be done after pool closes for season
3. **Discuss/select new building paint colors** – **motion to accept new colors was passed**
4. **Discuss new sump pumps (2) at unit 1586** – refer to Steve at CMI
5. **Discuss change orders for current Bldg. 5 repairs** – none received in time for meeting
6. **Reserve Study Update** – **motion to wait until more repairs are complete was passed**
7. **Garage Sale funds allocation** – suggested after discussion that the funds be used to purchase 2 fans for the clubhouse. Any remaining money to replace blinds on clubhouse sliding doors. 2 fans have been purchased at \$373 + installation of \$400.
8. **A Homeowners Suggestions and Concerns** – it was suggested that "Townhouses" be added to our big brick entry sign to further reinforce to the public that we are not apartments. Also adding more or larger recycling bins and have our dumpsters deodorized regularly and rusted ones replaced. Pamphlets given to new homeowners and tenants so they are well informed. Is there an Emergency contact list for homeowners and tenants? Yes- maintained both at CMI and in the clubhouse office.
9. **Backflow device on irrigation system** – **has been replaced.**

Next meeting date is August 25, 2010 at 6:30pm Meeting was adjourned at 8:14 pm