

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

Meeting called to order at 6:31pm. Introductions of members present.

Open Forum: Don Lukins is gone for the winter and parking requests for the back RV area should be referred to Rich Leflar. Betty Lukins is also gone for the winter and Paul Blomquist should be contacted with landscaping issues. Real estate signs in front of units should be removed as they are not allowed; however flyer boxes are ok. Water valve location questions should be referred to Isaac. He can assist with locating the proper shut off for each unit. Bldg. 1, 2 and 3 do not have outside shutoffs.

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

Acceptance of Meeting August 26, 2009 Minutes – Minutes were accepted as presented.

Committee Reports:

1. **Treasurer's Report** – read by Roger Williams, on file
2. **Landscape Committee** – by Paul Blomquist; several requests were submitted. Unit 1620 -there are dying plants to be removed. There was a request to continue the hedge behind Bldg. 5. Unit 1760 rocks by this unit were requested. Unit 1598 requested improvement to the front area of the unit. There was discussion in regard to the front hedge along NW 143rd Ave. This project will be included in the 2011 budget and designs are being reviewed.
3. **Architecture Committee** – **Carol Patterson** gave her report, on file
4. **Maintenance**– **Issac Elting-McGuire** – Unit 1752's gutter problem needs repair and follow up.
5. **Clubhouse** – **Jeri Old** – no report except the new blinds have been installed and proper operation should be demonstrated by the committee chair to prospective renters of the clubhouse.
6. **Pool** – **pools are closed for the season** – brick columns and tile work on the front pool is complete.
7. **Neighborhood Watch** – Shirley Carlson – reported that the Sheriff's Dept. indicated that theft of UPS and FedEx packages left on porches in on the rise, but not in Millridge. Break-ins are up in the area as well.
8. **Green Committee- no report**

Unfinished Business:

1. **Update- Rental Amendment** – none
2. **Update – Rental Amendment resolutions** – Board will be discussing these in a workshop soon.
3. **Update – fine schedule- see 2 above**
4. **Update – parking resolution – see 2 above**
5. **Update- back pool gate** – We will file a complaint with the BBB and State CCB if this is not taken care of in a timely manner. Issue needs to be checked into.
6. **French Drain in area between Bldg.'s 4, 5 & 6** – Tim Long of Absolute Perfection was awarded the job but has not passed his landscaper's licensing test. Will be taking it in the next couple of weeks. If he doesn't pass, we will send the job out for bid.
7. **Sump Pump inspections-** typically done last week in October. Water under 1586 needs to be checked.

New Business:

1. **Discuss proposal for upper courtyard siding at Unit 1636.** - Wait until 2011 repair/maintenance season.
2. **Discuss trim colors** – **Carol Patterson** has samples of a duller white trim paint and will be trying it on Bldg. 14.
3. **Back pool bldg.** – Isaac will check into pergola on the frame to be torn down and schedule the job to be done.
4. **Ratify payoff of Bruce Zechenelly by attorney for foreclosure fees** – after discussion that this will not be an expense to Millridge, it was voted by the board to ratify this payment.
5. **Pool Lock System** – Rich has found an outdoor punch code system that is inexpensive. It was discussed that we should explore this option for next year.

Next meeting date is October 26, 2010 at 6:30pm Meeting was adjourned at 7:39 pm