

MILLRIDGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting, Clubhouse Lounge
October 26, 2010
Minutes

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

Open Forum: Shirley Carlson hurt her arm and warned others.

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

Acceptance of Meeting September 28, 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 1722 –sod has been completed and 1 more tree is to be planted. Meeting was held with owners of Unit 1612 to discuss plantings in front. Daughter bought plants to put in and Landscape Committee will pay for others. Unit 1598 requested improvement to the front area of the unit and boxwoods were placed. Laurels to be put along the south fence will have further discussion and will not be completed until next year when they will be in the budget. Barkdust in back is complete and front areas will be done when leaves are all gone. Paul is working on accounting errors with CMI. Tim has applied to take the landscapers test with the State and will keep us informed. Bids will be obtained for the drainage in the horseshoe area (Bldgs. 4, 5 & 6) just in case he doesn't pass. Shirley Carlson asked about the shrubs in front of her unit – other jobs are a priority.
3. **Architecture Committee** – **Carol Patterson** gave her report, on file
4. **Maintenance– Issac Elting-McGuire** – There are several water shutoffs that need maintenance as they are rusting or covered with mud and all should be inspected. Yard light bulb between Bldg. 14 & 15 was replaced. Unit 1752 may need bigger downspout. Siding needs replacing but will wait until 2011. Sump pump inspections have started.
5. **Clubhouse – Jeri Old** – Checks for \$150 were given to Roger. 1 more rental in Oct. and 2 for Dec. None so far in Nov.
6. **Pool – pools are closed for the season** – Back pool building is complete; needs painting.
7. **Neighborhood Watch** – Shirley Carlson – Al Kramlich, Unit 1722, will be checking yard lights.
8. **Green Committee- no report**

Unfinished Business:

1. **Rental Amendment Resolution** – Motion passed to accept and adopt
2. **Status of Parking Resolution** – the board is still working on it
3. **Update small pool building** – work is complete
4. **Update French Drain in horseshoe area** – This project may have to be postponed until next year.

New Business:

1. **Volunteers for Budget Committee** – Volunteers were requested to serve; Ursula Locke, Berta Kramlich, Roger Williams, Alyssa Elting-McQuire, Paul Blomquist and Dave Clarke volunteered.
2. **Discuss Verhaalen Painting bid for back pool bldg.** – no bid received in time for the meeting.
3. **Discuss COLA increase for 2011** – Need to determine the proper US table to use for calculation.
4. **Discuss requests from owner of Unit 1630** – Heat pump is to be installed in place of the old unit in front of his unit instead of in the courtyard. After discussion, it was agreed and approved by the board that the new unit will be installed in the same place. Replacement unit will be quieter so as not to disturb neighbors. Rhodies or some other concealment will be considered.
5. **Request to rent unit from Phil Gilmore (Unit 1632).** Request was reviewed and it was determined that since it would not be a violation of the Rental Amendment that the request should be granted. Motion to grant request was passed.
6. **Miscellaneous** – CMI will be asked to notify owners of Unit 1674 that it should be winterized if it is to remain unoccupied. Unit 1698's garage door should be replaced and a letter sent to the owners.

Next meeting date is November 23, 2010 at 6:30pm Meeting was adjourned at 7:48 pm