

**MILLRIDGE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting, Clubhouse Lounge**  
**January 27, 2011**  
**Minutes**

**Meeting called to order at 6:00 pm.**

**Hearing for Ron Burn garage door.** Ron Burns appeared. Ron addressed the Board. Ron stated that in the November 2010 Board of Directors meeting, that it was stated his door did not need to be replaced. Ron stated that the agenda of that meeting stated buildings 8/9/10/11. The letter Ron received was dated December 1, 2010. Rich stated that Steve Meyer and Rich had performed a site visit and during this time, it was noted that the garage door needed to be replaced. Ron stated that the minutes of the November meeting did not state his garage door needed to be replaced. Rich stated that the garage door is 40 years old and has been off the track a few times. Ron presented the timeline of the events that led up to the hearing and cited an opinion expressed by a board member that his door did not need replacement. Ron stated that he had requested to have the meeting during the daytime. The Board stated that Ron has until June 1, 2011 to change the door. The standards of the doors are being discussed at the Board meeting tonight. The Board would like to have the door painted in the Summer when the painters are onsite.

**Introductions of members present.** Steve Meyer of CMI was also present.

**Open Forum:** There were no comments or questions.

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

**Acceptance of Meeting November, 2010 Minutes –** Kathy Tamblyn read the minutes-they were accepted as read.

**Committee Reports:**

1. **Treasurer's Report –** read by Steve Meyer, on file. Carol Patterson asked how to find certain figures on the report. Steve Meyer explained it to her. Ursula Locke asked how much we have spent on the assessment. Steve explained. Shirley Carlson asked about foreclosures' accounting. Steve explained.
2. **Landscape Committee –** Nan Olson gave the report; Tim is on track with the winter work needing to be done. Barkdust is scheduled to be put down in February. The board requested that this wait until later in the year so that rains will not wash it away.
3. **Architecture Committee –** Carol Patterson read her report. On file.
4. **Maintenance–** Isaac Elting-McGuire – Unit 1610 has lifting shingles causing a leak. Roofers are waiting for better weather and an opening in their schedule. Originally scheduled work was delayed due to work needed by the homeowner to provide access to the area needing repair. Bids have been requested for larger downspouts for Bldg. 14, 15 & 16.
5. **Clubhouse –** Jeri Old – 1 rental for Feb.
6. **Pool – no report**
7. **Neighborhood Watch –** Shirley Carlson – Car prowls are increasing; do not leave valuables in your cars if parking outside.
8. **Green Committee-** Isaac Elting-McGuire – Rich has handout for the committee regarding water usage. Steve gave synopsis of usage since 2008; it is approx. 5% of the overall operating budget. Green Committee was directed to find ways to reduce this and coordinate with the Landscaping Committee.

**Unfinished Business:**

1. **Review/discuss parking resolution –** Kathy Tamblyn read the resolution aloud. It was decided that our attorney should review for legal language and we will discuss again at the next meeting.
2. **Addendum to Landscape Contract –** Rich explained why an addendum was necessary-after review by our attorney a few important items were added. The addendum has been signed by both parties.
3. **Discuss possible changes for trim colors on buildings –** to be decided later.

**New Business:**

1. **Past due HOA dues and assessments –** total is \$10,911.26. CMI is taking the proper steps to collect.
2. **Ways to increase clubhouse rentals -** Discussion re: ways to increase rentals; it was suggested by Rich to try a special giving anyone who rents 4 times that the 5<sup>th</sup> one would be free.
3. **Discuss new architectural standards for garage doors –** Carol Patterson presented some samples. The BOD decided to wait until a future meeting so more options could be gathered for review.
4. **Discuss pavers between Bldg. 15 & 16 –** After discussion, it was decided to wait until we pave the entrance to improve this area.
5. **Water usage-last 2 years by month, if possible –** Shirley stated that the water co. only tracks by 2 month periods. Steve will get information.
6. **Newsletter articles –** Rich will be taking over the newsletter temporarily.
7. **Architecture Committee –** Ann Spencer was approved as a new member.

**Next meeting date is February 24, 2011 at 6:30pm. Meeting was adjourned at 7:40 pm**

