

**MILLRIDGE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting, Clubhouse Lounge**  
**July 28, 2011**  
**Minutes**

**Meeting called to order at 6:30 pm.**

**Vern Newcomb from American Benefits** – Vern explained our HOA insurance, what it covers, the deductibles and limits and answered questions from the membership. A handout was given to everyone present.

**Introductions of members present.**

**Open Forum:** Judy Hetzer loves the new paint and colors on the buildings. Dave Clarke likes that the clubhouse has been improved so much with very little funding. Jerry Weinert said we were doing a good job.

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

**Acceptance of Meeting June 23, 2011 minutes** – no minutes were available

**Committee Reports:**

**A. Treasurer's Report** – Roger Williams read the report from CMI. Jerry Weinert asked if we are current on our Corporation fees with the Secretary of State. Roger will check with CMI.

**B. Landscape Committee** – Betty Lukins met with Architecture Committee and 2 board members with regard to the front hedge design along NW 143<sup>rd</sup>. Installation was approved last year. There is an increase in cost of \$342 due to an increase in the cost of the laurel plants. Bark dust has been delivered and spread over most of the remaining areas. There are still areas in front of Bldg. 13, 14, 15 & 16 to be done as well as touch up after the laurel hedge is installed. 10-12 more units of bark are needed to complete this project at \$285 per unit. Betty thanked Steve & Allison of unit 1680 for watering the arbor vitae over the summer. Paul requested the \$3,313 that was remaining from their budget of last year. It was explained that the Landscape Committee must use their current budget funds before using that money. At that time, they must request it from the board.

**C. Architecture Committee** – Carol Patterson reported there was 1 request for garage door replacement from Unit 1670. Recommended approval. There is a crack in the foundation of unit 1724. Dave Clarke noted that there are black smudges above unit 1724's garage door.

**D. Maintenance** – No report

**E. Clubhouse** – Jeri Old – handed the board \$200 in checks for rental of the clubhouse for July. She has 3 more reservations for August. The Energy Trust will give a rebate of \$600 for the installation of the new air conditioning/heating unit once the proper paperwork is filed. Jeri has some ideas for use of that money.

**F. Pool** – No report

**G. Neighborhood Watch** – Shirley Carlson – lock your doors; there have been several break-ins in the neighborhood.

**H. Green Committee** – no report

**Unfinished Business:**

**A. Discuss reserve balance** – Jerry Weinert stated that our financial accounting is not in compliance with neither our legal documents (Decs & By-laws) nor the state law because they are not identified properly on our financial statements generated by CMI. Our documents state that excess income after expenses goes into our Reserve Account, not our Operating Account. Jerry explained how it should be done and requested that we ask CMI to comply. Our Decs Section 7.4, 5 & 6 dictate the proper method. We need a progress report on what work has been done and update that as work is being completed to date. The Reserve Study can be updated with dates and line items without it being necessary to pay for a whole new report each year.

Rich ran down the list of repairs and projects that we can do this year with the money we have in reserves. Paving and sidewalks, pool heater (if not under warranty), additional painting, doors for clubhouse, fences by Bldg. 5, repairs on Bldg. 12, water shutoffs for Bldg. 1,2,& 3.

**New Business:**

**A. Discuss pool heater bids** – 2 bids were reviewed. It was suggested that the heater may still be under warranty. Motion was passed to accept Custom Pools' bid to replace heater if it is not under warranty.

**B. Discuss Fines Resolution** – the board decided after discussion it was a workshop issue to be scheduled and brought to a future board meeting.

**C. Discuss fire lanes – restrict decoration in alleys to 3' max** – Dave Clarke indicated that fire lanes must be a minimum 20' wide by the fire marshal. Homeowners wishing to decorate in front of their garages should use the 3' wide limit and seek approval from the Landscape Committee for the type of decoration. This will be a topic of a workshop.

**D. Discuss splitting landscape duties into two parts, Plat A & B, work independently with own budget. Ask for a volunteer.** – After discussion, it was decided that we would create a co-chair from Plat B to assist and represent Plat B and not divide our HOA. Tim Jackson volunteered.

- E. Discuss paint touch-up buildings 1,4,5,6,8,9 & 14.** – Need to know if paint on buildings 6, 8 & 9 painted by Cedar Mill is under warranty. If so, they need to do the touch up. Motion to approve bids by Verhaalen to paint Bldg. 4, match Bldg. 14 to the scheme on Bldg. 15, trim Bldg. 5 to match Bldg. 16 was passed.
- F. Discuss CM's proposal on Bldg. 12 and fences at 1632** – After discussion, Motions to accept the bids by Cedar Mill were passed to 1. Repair siding on Bldg. 12 after bid is corrected to read the right building (reads Bldg. 11); 2. Unit 1632 fencing; 3. Bldg. 5 parking and screen fence; Bid for repair of the privacy fence at Unit 1656 needs revision to exclude the interior wall replacement-this is a homeowner expense. Verhaalen needs to bid painting of the fences. Clarification is needed with regard to the bid for replacement of Clubhouse doors.
- G. Request for security camera – signage** – Tim Jackson reported that the dumpster behind his building was filled with VHS tapes so that the residents using that dumpster had to use another. This type of thing happens often in other dumpsters here as well. He would like to install a security camera, at his expense, tied to his computer to monitor the dumpster. Rich suggested that we install a dummy security camera that is battery powered on the light post in front of Bldg. 15 with a sign below indicating monitoring to potentially deter people coming into our complex with evil intent. It has a light that flashes. Cost of this type of camera is about \$20 plus the sign cost. Kathy Tamblyn has one in her garage to deter people entering when the door is open.

**Next Meeting Date – Annual Meeting and regular Board Meeting August 25, 2011 at 6:30pm**  
**Meeting was adjourned at 8:50pm**