

MILLRIDGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting, Clubhouse Lounge
February 24, 2011
Minutes

Meeting called to order at 6:30 pm.

Introductions of members present.

Open Forum: Carol Patterson has a gutter leaking on her building-Unit 1726. Ron Burn indicated that his gutter/downspout clog has been cleared. Tim Jackson came because he would like to set up a website for Millridge. Will discuss under New Business.

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

Acceptance of Meeting January, 2011 Minutes – Minutes were accepted as presented

Committee Reports:

1. **Treasurer's Report** – Roger Williams gave the treasurer's report. On file Paul Blomquist asked for a spread sheet of the assessment money spent for 2010.
2. **Landscape Committee** – Paul Blomquist gave the Landscaping Report. Revisited the issue about the money for barkdust from 2010 being rolled over into this year's budget. The board assured him that the money would be available when it is time for barkdust to be installed. Moss killer needs to be spread before barkdust. Scheduled for the 2nd or 3rd week in March and homeowners affected will be notified. Sprinkler system repairs are not complete. Dave Clarke's plants in front of his unit need to be removed and pots behind his garage need to be removed.
3. **Architecture Committee** – Carol Patterson read her report. On file.
4. **Maintenance**– Isaac Elting-McGuire – discussed the unauthorized re-roof of unit 1610. There is still a water problem in front of Bldg. 3; specifically Unit 1600. Need to get bids for repairs.
5. **Clubhouse** – Jeri Old – 1 rental for Feb. No rentals for March so far.
6. **Pool** – Vonna brought up the issue of Millridge providing life jackets for small children and has purchased a few herself. Will discuss under New Business.
7. **Neighborhood Watch** – Shirley Carlson – no report
8. **Green Committee**- Isaac Elting-McGuire – no report

Unfinished Business:

1. **Review/discuss Collection Resolution Policy** – Rich explained that we are changing the time limit on delinquent accounts from 90 to 60 days before legal action can be taken. Reason for this change is because of numerous delinquencies that will affect our ability to do all the improvements and keep Millridge running smoothly. Board passed the resolution by vote. CMI will mail out copies to each homeowner.
2. **Review/discuss revised Parking Resolution** – Resolution was reviewed by our attorney and approved. Board passed the resolution by vote. CMI will mail out copies to each homeowner.
3. **Discuss architectural changes for garage doors** – after discussion and clarification of the types recommended by the Arch. Committee, the board voted to pass the recommended changes.
4. **Clubhouse rentals 3 or 4 & 2012** – Discussed and clarified that the offer of 3 rentals/get 4th free would be for a calendar year.
5. **Decision – 1640 – Ron Burn** – It was decided by the board to deny Mr. Burn's appeal and he will have to replace his garage door.

New Business:

1. **Set Contractor's limit \$300 or \$500 without board approval** – Board voted to approve the \$500 limit.
2. **Do we want to require life jackets for under age kids and/or non-swimmers?** Vonna read letter she wrote regarding pool safety. She recommended life jackets be required for 2-3 year olds using the pool. The board decided to request information from CMI regarding potential Millridge liability and revisit under Unfinished Business at the March board meeting.
3. **Do you want to pursue changing the pool locks?** Not at this time. Further information required.
4. **Discuss Sweet Estate** – Owned by Reverse Mortgage Co. in Texas. A lien has been filed for dues and we will wait to see what develops with probate. CMI is monitoring the situation.
5. **Website Design** – Tim Jackson – said he will set it up; cost will be for the domain name and hosting at approx. \$150 per year. Board approved.
6. **Barkdust** – rollover is \$3,312.94 from last year's budget. Board approved by vote to allow the Landscaping Committee to use this money.
7. **Term limits for Architecture Control Committee** – members must be approved and further information is required.

Next meeting date is March 24, 2011 at 6:30pm. Meeting was adjourned at 8:30 pm