

MILLRIDGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting, Clubhouse Lounge
Sept. 22, 2011
Minutes

Meeting called to order at 6:30 pm.

Introductions of members present.

Announce Board Member Changes – board members present to vote on changes. Isaac Elting-McGuire read his letter of resignation from the board, maintenance and green committees (attached). Rich Leflar then indicated that Ursula Locke had agreed to finish Isaac's term as Vice President. The board voted to approve this change.

Open Forum: Tim Jackson was given the floor to ask questions but deferred to Elaine Clawson. Elaine had concerns regarding the compost dump in the east alley that is overflowing with dirt and logs from Mike Malloy's job. She voiced concern about the barricades from the asphalt paving job that are sitting in a parking space behind her building. She also commented about the unsightly trailer (v-shaped nose) parked in back and said it wasn't licensed. She also commented that the bark dust that was blown into the back areas is inferior to that of the front areas. She asked if it was possible to put bark dust in the back (east) alley areas to make it look better. She also commented that a neighbor walks her dogs back there and lets them do their business in the common area adjacent her unit. When she asked this neighbor not to do this, the neighbor replied that this is common area. Nan Olson said that the excess dirt in the compost pile is her fault and will have it removed.

Patti Jackson had a question about the open forum-why there is no discussion. Rich tried to explain that it is for comments and questions-specifically questions that can be answered under old or new business or a later time.

Tim Jackson then presented copies of his questions (attached), then deferred to Patti Jackson. She made comments with regard to people coming to meetings and the lack of communication between the front (Tract A) and the back (Tract B). She expressed extreme dissatisfaction with the way the BOD neglects the back (Tract B) in favor of the front (Tract A). See Tim Jackson's first question on the sheet attached.

David Clarke answered Tim Jackson's question about Special Assessment; all homeowners must vote on a Special Assessment like the \$50 per month for 5 years that was voted in 7 years ago. Ursula further explained that the current Assessment is not a special assessment and that the board can deviate as necessary due to differences in costs, unexpected work and other situations that arise from the original plan outlined. The minutes would be on the website for this matter. Someone asked if the minutes were taken verbatim and it was replied that the secretary or whomever is taking them does the best they can. Dave commented that they used to be taped and are not anymore.

Charlene Bray commented that if bark dust is to be done in the future, then all areas or none should be done to avoid hard feelings.

(Secretary's side note: I apologize if I missed some of the discussion-there were too many people talking at times and I couldn't get it all, but I have done my best to take it all down.)

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

Acceptance of Meeting August 25, 2011 Minutes – by Steve Meyer. The minutes were accepted as presented.

Committee Reports:

A. Treasurer's Report –Roger Williams was absent so Kathy Tamblyn read the Treasurer's Report. On file with CMI. Elaine Clawson asked what happens to the money that is left over at the end of the year and Ursula said the idea is to stay within the budget and leftover funds become part of the reserves. Tim Jackson asked if the financial report is done by CMI and if we get bank statements Ursula said we do-along with the monthly financial reports). He also asked why everyone doesn't get a complete copy of the monthly financials; Ursula replied that there is sensitive information with regard to delinquent homeowners and only the board gets that information. Dave Clarke asked about the Deferred Assessment Fund on the Liabilities page. The board will ask CMI for clarification. Sue Seaver asked if the assessment is based on square footage; the answer is that yes it is for the HOA dues and it only amounts to a very minimal amount. With regard to the 3 year Assessment, it is a flat amount and does not go by square footage.

B. Landscape Committee –Tim Jackson read the Landscape Report in Betty Lukins' absence. See attached. There were questions regarding why we planted a hedge along the front of the property at NW 143rd when we have beautiful trees there already. Rich Leflar answered that because Washington County changed the traffic pattern in along there it has created more noise and more problems with our pool being attractive to trespassers. He saw someone climb the fence into the pool and asked her if she lived here. She was not a resident and he asked her to leave. There have been other similar incidents. The hedge, once it grows higher, will afford less visibility and buffer noise.

Elaine Clawson commented that when she asked that a hedge in her common area be trimmed and other plants be maintained that that request was denied Betty Lukins took all plants out.

Question was raised about the \$3000 roll over money from last year's bark dust job. Rich indicated that it appeared according to the financial statement that the money has been spent.

Tim Jackson asked what percentage of the landscape budget is spent where and feels that Tract B has been slighted. He feels that the distribution of funds between Tract A & B has not been equitable and that Tract B has suffered

neglect. Someone said there were many dead plants in Tract B. Betty Lukins has the record of what has been done and how much was spent and can give us an answer when she returns in the spring. Ursula said she has never heard Betty talk Tract A versus Tract B and only about Millridge as a whole.

Shirley Carlson asked about the horseshoe area between Bldg. 4, 5 & 6. It appears that we have no money for that project this year.

- C. Architecture Committee** – There was no report. A request was received for roof repair on Unit 1686. It will be repaired under warranty.
- D. Maintenance**– No report Maintenance is starting on buildings that were resided and painted in the past. They are being caulked and peeling paint is being touched up. The question was raised as to why Bldg. 5 is being repainted. Just the trim is being painted. Also why is Bldg. 4 being painted. It was indicated that because we didn't have the money to paint the whole building when the back side was resided, it was necessary to paint the new siding at that time and paint the rest of the building this year. Bldg. 12, which has undergone siding repairs similar to Bldg.4 will be painted similarly. David Clarke criticized the paint scheme and said that perhaps a mistake was made.
- E. Clubhouse** – No report. Checks totaling \$250 were turned over to the secretary who will send them to CMI to be deposited.
- F. Pool – Vonna Gallaher** – Pools are being checked regularly.
- G. Neighborhood Watch** – Shirley Carlson – Sheriff Dept. wants everyone to adhere to emergency preparedness. Millridge has a booklet but it needs to be updated. She has a new form that should be put on our website.
- H. Green Committee**- no report

Unfinished Business:

- A. Pool Gate Locks, unwanted guests**- There are a bunch of people coming into our pools who don't belong. They need to be questioned and asked to leave. Rich asked for suggestions for the best way to deal with this problem. Charlene Bray said she used to ask them if they live here and if not, asked them to leave and not return. Nan Olson suggested that the pool checkers have a clipboard to spot check names of people using the pool. Rich has asked our insurance agent about liability. He indicated that the company would pay claims to a point and after which, our premiums would potentially go up. Most of us know our neighbors and should ask people we don't know.
- B. Peninsula Plumbing & Locate – h20 main history** – Rich Leflar reported that when Locate was here to find water mains, they could not because older plumbing jobs were not recorded accurately and some work was done using PVC, which cannot be detected. Most of the water shutoffs are worthless because of our high water table rusting out the valves. Project has been placed on hold for the time being.
- C. Set Pool Closing Date** – After discussion, it was decided that the pools will close for the season on Sept. 26, 2011. Shirley asked if we are going to build a structure for pool chemical storage. We are looking into a pre-built plastic storage that can be locked and bolted down. Ursula thanked Curt & Vonna for the wonderful job they did this year.

New Business:

- A. Discuss Verhaalen's bid for painting Bldg. 1, 8 & 9**- Because of the objections from a few residents in attendance, the discussion was tabled.
- B. Discuss moss removal on sidewalks**- It was decided to get bids on moss removal.
- C. Discuss Absolute Perfection's 2 year contract proposal** – Rich noted that the contract is reasonable but does not contain requirement for APL's worker's compensation insurance and we cannot approve the contract as presented. Tim Jackson stated that if we are not going to approve the contract, Tim Long would like notice by Nov. 1 so he can tell his crew. Rich said we had no intention of this but need to have the insurance clause included. Noted in the new contract is the addition of a greater degree of care on raking and shrubs. There was a suggestion from the floor that homeowners could do their own maintenance. Kathy Tamblyn expressed the opinion that watching the landscapers work gives her great satisfaction and this is one of the reasons she moved here. Not everyone will want to or can do their own work. Tim is being paid in advance for work that has not yet been done and this needs to be changed. We can gradually change his payment date so it doesn't impact payment of his bills and crew.
- D. Ask for Volunteer for the 2012 Budget Committee** – Ursula Locke, Tim Jackson and Sue Seaver volunteered. Roger Williams will be on the committee as Treasurer. Roger will call for meetings soon. Someone asked how you get onto the Architectural Committee-answer is you volunteer.
- E. 10th Annual HOA Forum –Back to HOA Basics** – Rich asked if any board member would like to attend with him. Ursula said she would go also.
- F. Cedar Mill Construction Change Order – Unit 1718 \$963** –after discussion, the board voted to approve the change order
- G. Discuss Newsletter/Minutes Distribution** – Rich has emails of about 40 people in Millridge and suggested that the Newsletter and Minutes be distributed this way not only to save time, but to save printing costs. Our printer

toner is expensive. People who don't have access to a computer will still receive a printed copy either by mail or on their doorstep. Nan Olson will need to update her distribution list. The newsletter and minutes are on our website at www.millridge.hoa.com. Tim Jackson is our webmaster and has a portion set up for private information (the phone and building rosters, etc.) There is a file extension that can be obtained by members to access this portion of the site. Please contact Tim Jackson or a board member. Their email addresses are listed on the website.

Next Meeting Date – October 27, 2011 at 6:30pm

Meeting was adjourned at 8:36pm

Questions of board for meeting September 22
Tim Jackson – tim@timjackson.com – 503.645.4610

Questions:

- Bylaws state (page 10, item 6.1) that Special Assessments shall “only be used for the specific capital improvements described in the resolution”. The 2009 SA SOW says Asphalt Phase 1 includes “blacktop overlay back to the cul-de-sac” to be done in 2011. The April 2011 minutes have the only such reference saying, “The board liked the Vancouver Paving proposal for paving and sidewalk repair”.
 - Do you believe that a Special Assessment should be treated like a contract between the BOD and homeowners? For example, who decided, and when was it decided, to change the scope of work for the paving project?
 - Other deviations from the Special Assessment SOW include:
 - Moving 2012 sidewalk trip hazard repair (\$17,170.00) forward to this year (at least in the front)
 - Moving clubhouse heating and air conditioning (\$8,160.00) forward from 2012 to this year.
- Millridge bylaws state (page 7, item 4.11) “The directors and officers shall **not** be liable to the Association for any mistake of judgment, negligence, or otherwise, except for their own willful misconduct or bad faith”.
 - Do members of this BOD consider it *willful misconduct* or *bad faith* if revenues collected from every homeowner are spent in such a way that it benefits some, but not all? Please explain?
- Millridge financial statements show aggregate spending by accounting category. They do not reflect specifically where Special Assessment funds and dues are spent within Millridge. In light of the stark contrast in the level of maintenance and landscape care between Tract A and Tract B, do you think more descriptive records of expenditures should be kept? Why or why not?

Easier Questions:

- Where in the Bylaws, Homeowner’s Manual, or Roberts Rules of order are there limits to the number of questions allowed to be asked of board members?
- As suggested in 2009 Regenesis Reserve study: “Each year, selected areas of asphalt and concrete sidewalks and steps should be pressure washed to remove oil spots, algae and moss which could cause slipping hazards.”
 - When will the power washing be done in back? It has now been 3 years.
- When will side-unit fences that badly need paint get it?
 - Units # 1710, 1712, 1736, 1698, 1684 and 1682
- What percentage of the 2011, line item 7890 (Landscape improvements) was spent on buildings 7 through 12?
- Are roofs being treated annually to remove algae and moss as recommended in 2008 Regenesis Maintenance Plan?
- Now that the rules have been conveniently changed, are homeowners consulted before paint colors are chosen for their building?
- Why was the money spent on a sidewalk in front of 1736, over the owner’s objections, and the recommendations of Absolute Landscape and the head of the Landscape committee?
- What evidence is required to enforce dogs on leash and waste pickup for levying fines?
- What are the rules governing common area landscaping?
 - You supply it – Millridge landscapers plant it – who maintains it?
 - Are records kept of homeowners given permission to deviate from these rules? Are there records kept of the reasons for allowing exceptions to some homeowners, but not others?
 - Are residents consulted before plants are removed or added?

Noticeable differences between conditions in Tract A and Tract B

- Asphalt and new sidewalks in front.
- Trip hazard repairs done on front sidewalks only.
- Exterior color rules changed when it came time to do front buildings.
 - Little, or no, trim color differences in back.
- Not one side unit fence in Tract A is in a condition even close to Tract B side-unit fences.
 - Units # 1710, 1712, 1736, 1698, 1684 and 1682 are in dramatic state of disrepair.
- 3 year old moss on asphalt and concrete sidewalks
- Dead or dying plants everywhere.
 - Conflicting rules over who plants and maintains common area
- Inferior barkdust in rear.
- Lamp posts in front replaced with larger, more ornate fixtures. Several in the back are still the very old ones. Was that project abandoned? It's also time to paint them.