

MILLRIDGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting, Clubhouse Lounge

March 31, 2011

Minutes

Meeting called to order at 6:30 pm.

Introductions of members present.

Open Forum: Shirley Carlson asked that homeowners having lighting problems call an electrician. Carol Patterson asked how Sejiun Kamegawa is in Japan. His daughter Hakiri said he and her family are ok. Not much damage where they are near Okinawa.

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

Acceptance of Meeting January, 2011 Minutes – Minutes were accepted as corrected: Dave Clarke plants in question are the ones in back, not in front of his unit. Can we state the architectural standards to send in minutes. Can be done in the future.

Committee Reports:

1. **Treasurer's Report** – Roger Williams gave the treasurer's report. On file
2. **Landscape Committee** – Paul Blomquist gave the Landscaping Report. Tree treatment was delayed by heavy rains, will be completed soon. Cost is \$474.00 total/ \$178 for each treatment. Barkdust has also been delayed by weather and will be completed when Betty returns. Tim is completing scheduled work. Aline Hahn (1610) requested her clematis be trimmed but Tim stated it needs to wait until fall. There has been no response from Dave Clarke with regard to the letter sent to him. He will be returning in April. Nan Olson will be taking over Landscape temporarily while Paul has surgery next week. Rich asked that Tim blow debris from the alleys.
3. **Architecture Committee** – Carol Patterson read her report. On file. Garage door standards are as follows:
 1. A white coated steel door, which will last longer and will not need to be painted.
 2. The minimum guidelines of style are flush, long or short panels.
 3. Color will be white only. Trim around garage doors will eventually be white.
 4. Manufacturer installed windows may be chosen by owner.
 5. Doors installed after approval of the architecture control committee.

The committee recommends that home owners note warranties. Damage to doors should be covered under a home owners insurance policy. Insulation varies greatly and is a choice of the home owner. Door styles may be chosen by the home owner from a reputable dealer. The cost of garage doors should include new tracks and haul away of old doors/parts. Door openers are the owners cost.

4. **Maintenance**– Isaac Elting-McGuire – There were several requests due to drainage issues caused by heavy rains and clogged gutters/downspouts. Nan had talked with Tim about the area in front of her unit (1756) and he indicated he thought it may be root-caused. Bio-swales may be a solution to bad drainage here. There are areas in front of Bldgs. 5, 9, 13, 14, 15 & 16. Sunken sidewalks may also be a cause. French drains are working where we have installed them.
5. **Clubhouse** – Jeri Old – 3 day rental in April and has a reservation for Thanksgiving. Needs volunteers for the media exchange.
6. **Pool** – No report.
7. **Neighborhood Watch** – Shirley Carlson – had 2 calls from the Sheriffs Dept. re: theft of gas from cars parked outside. She heard someone in the middle of the night one night and scared them off. If your yard light is not working, please call Shirley, not Al Kramlich. Tim Jackson (Unit 1718) will scan the disaster preparedness flyer she has onto the website for all to access.
8. **Green Committee**- Isaac Elting-McGuire – no report

Unfinished Business:

1. **Update on Sweet Estate** – No new information. CMI is monitoring the situation.
2. **Lifejackets** – after asking CMI to weigh in-their indication with respect to our Decs and By-laws and Oregon Law is that we should not provide them due to liability concerns. They are required under Oregon Law and it is clearly posted at each pool.
3. **Website** – Tim Jackson has the website up and information posted. He brought his lap top and projector to demo those who wish to see it after the meeting. www.millridgehoa.com
4. **Vehicles parked in violation – enforcement** – Roger Williams has no suggestions yet, will be working on it.

New Business:

1. **Review/Discuss Pest Control** – We will be re-scheduling pest control to eliminate winter months (October to January or February) which will save us money. Regular service is the last Thursday of each month.

2. **Review/discuss proposals Buildings 15, 16 & clubhouse** – It was decided not to go out for bid as Cedar Mill's bids are in line with their cost to do buildings last year which was less than other companies who bid. Bldg. 15 will cost \$27,630 and Bldg. 16 will cost \$31,210. Clubhouse needs minor repairs that will cost \$5,360 + \$635 to repair hole left by old air conditioner unit removal. CMC will be asked to modify their bid once we choose an HVAC contractor as this repair may be a part of their work. Cedar Mill will install a fan in the kitchen so the range/oven can be used.
3. **Out for bid – CMC and Painting** – We will get bid from Verhaalen and compare with last year. They will be painting the small pool building for free as they indicated last year.
4. **Ask for volunteers for Nominating Committee** – Rich's term is up in June and we need volunteers to be on this committee. No one at the meeting volunteered. **Newsletter item.**
5. **Status on downspout bids and gutter cleaning** – have bids from Action and Apex. We decided to wait until September and will have gutters/downspouts cleaned for now.
6. **Water usage** – Shirley Carlson gave each board member a water conservation pamphlet. Our consumption of water is approx. 5% of our budget. Conservation is necessary. Rich asked Shirley to get enough pamphlets and free water leak indicator tablets, low flow shower heads to pass out at the Annual Meeting in June.
7. **Power washing of pool decks and furniture** – cost is \$500 which is the same as last year. Tim will use his own power washer.
8. **New phone roster** – Ursula Locke has an updated one to be published with the newsletter.

Next meeting date is April 28, 2011 at 6:30pm. Meeting was adjourned at 7:44 pm