

MILLRIDGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting, Clubhouse Lounge
May 26, 2011
Minutes

Meeting called to order at 6:30 pm.

Introductions of members present.

Open Forum: Berta Kramlich said her unit is the best one here and loves the view, birds, cherry tree, etc.

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

Acceptance of Meeting April, 2011 Minutes – Minutes were accepted as presented.

Committee Reports:

1. **Treasurer's Report** –Roger Williams was not in attendance so there was no report.
2. **Landscape Committee** –Betty Lukins thanks Shirley for the flowers. Carol Patterson requested a dead tree be removed and read a letter with regard to the walkway in front of her unit suggesting pavers. Tim Long was consulted and agreed that this would be a viable solution. Hedge along the south alley will be put on hold so money can be used for improvements to the area between Bldg. 4,5 & 6. Betty is studying the area to determine the best course of action and is working on a plan for late summer. Power washing of decks at the pools is done. There are 7 tree stumps to be removed and barkdust will be installed. Bark installed last year is turning gray and should not be; will follow up with BarkBlowers. There is \$265 in irrigation repairs. There is a dead rhody by Unit 1718; Tim believes it may still be alive and will check. Rock is being placed in strategic areas to prevent splashing of mud on siding.
3. **Architecture Committee** – Carol Patterson reported there was 1 request for garage door replacement from Unit 1676. There was no meeting due to lack of time. Request from Unit 1582 to paint their screen/storm door the same color as their front door. The committee is still working on color schemes.
4. **Maintenance**– Isaac Elting-McGuire –Shirley Carlson asked about Unit 1632's fence-it has been approved for replacement this year. It was pointed out that the fir tree below the stairs may need removal. Tim will be cleaning gutters.
5. **Clubhouse** – Jeri Old –Has 6 reservations for clubhouse rental. We still need a volunteer for the Welcoming Committee.
6. **Pool** – We have chemical checkers so the pools will open as scheduled. Vonna Gallaher worked all day cleaning furniture.
7. **Neighborhood Watch** – Shirley Carlson – gasoline is being stolen from cars again according to the Sheriff's office.
8. **Green Committee**- Isaac Elting-McGuire – no report

Unfinished Business:

1. **Review gutter cleaning, repair or replace** – Tim will be cleaning gutters. Some may need replacement.
2. **Need a volunteer to install CO alarm at small pool** – Paul Blomquist volunteered.
3. **Schedule of fines/resolution** – at the board workshop, fines were determined for parking resolution violations. Warning letter will be sent, continued violation will face \$25 fine, next continued violation, \$75 fine and last resort, vehicle is towed.
4. **Review/discuss 3 HVAC bids.** – Additional bids need to be obtained.

New Business:

1. **Discuss pool key policy** – The board voted to raise the pool key fee to \$25 each. This is to hopefully discourage use of our pools by former residents and/or tenants. Letters to be sent to landlord owners that Millridge will not give a tenant a key; will have to come from the owner.
2. **Review/discuss Jarmer Electric light bid** – After discussion, the board voted to accept Jarmer Electric's bid to install a light at the back pool.
3. **Review/discuss COR #1 & #2 for Bldg. 15 & 16 repairs** – The board voted to accept COR #1. COR #2 not approved because the homeowner is responsible for replacing their garage door. A revision of this COR is necessary.
4. **Review/discuss Tim's bid to re-level pavers at entrance to North Alley** – not necessary since we are re-asphalting that area.
5. **Paul Blomquist** attended a real estate seminar and received info about Real Estate Roof Solutions – they could be a good company to deal with for future projects here since their prices are, in many cases, under the current market. Warranty is longer on some projects.

Next Meeting Date – Annual Meeting and regular Board Meeting June 23, 2011 at 6:30pm

Meeting was adjourned at 7:48pm