

- I. Tim Jackson called the meeting to order at 6:30 pm.
- II. Introductions commenced throughout the room.
- III. Board Member Attendance:
All current Board members were in attendance.
- IV. Agenda:
AGREED: Rich Leflar moved to accept the agenda as presented. Motion was seconded and passed.
- V. Vern Newcomb of American Benefits outlined our insurance policy for 2013. We have a one year policy and might be able to lock in a longer duration policy after next year. There is a homeowner letter outlining recommended insurance coverages to carry – attached.
- VI. Accept/change minutes of meeting on 11-15-12
Rich Leflar moved to accept the minutes as amended – change was to recognize Chris Schief voting for planter box standards making that a unanimous vote in favor. Motion was seconded and passed.
- VII. Committee reports:
 - a. Treasurers report: Chris gave the report with questions about a \$35.00 & \$50.00 charge which he will check on with CMI.
 - b. Landscape report: Betty & Paul have resigned from the landscape committee. Need new Volunteers and a chairperson to step forward. Both Betty & Paul offered to assist but not serve on the committee.
- VIII. Unfinished business:
 - a. Sunshine food bin is filling up – thanks Jeri Old, & Tim Jackson for moving it in and out of the clubhouse for homeowners to make donations.
 - b. Carol Patterson and Volunteers Elaine Clawson & Jeanine Bustel will be hanging the red bows up on the lamp posts soon.

IX. New Business:

- a. Kathy Shaffer-Tamblin has resigned as Secretary – We will need a new Board member. Kathy was thanked for her service to Millridge these past 6+ years.
- b. Roof dryer vent: Sue Seaver made a motion to accept the bid by Clow roofing. Motion was seconded and passed. All homeowners that have dryer vents that do not vent to an outside wall are urged to notify the HOA to have an inspection completed. This can be a fire hazard if not vented properly.
- c. Carryover of current year landscaping budget to 2013. This will have to be discussed with CMI to see how the funds could be rolled over.
- d. Gutter cleaning: Rich Leflar made a motion to accept the bid from Tim Long. The motion was seconded and passed.
- e. Create committee to review options for dues/assessment increases: Shirley Carlson Volunteered, Need more Volunteers.
- f. Policy regarding frequency of gutter repairs: The Board needs to pursue/enforce tree maintenance by homeowners for courtyard trees.
- g. Budget Committee recommendations: Board approval on all expenditures – OK'd. Two signatures on checks only over \$1,000.00 per bylaws.

X. Open floor to members: Owners participated in the owner's forum.

XI. Schedule next meeting dates: No Board meeting in December unless emergency or to appoint new Board member. 4th Thursday in January 1-24-13.

XII. Motion to adjourn was seconded and passed. 8:35PM