

DRAFT

**AO/27/MRHAO #205
MILLRIDGE TOWNHOME OWNERS ASSOCIATION
ANNUAL MEETING
JUNE 27, 2013
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**MINUTES OF THE ANNUAL HOMEOWNERS MEETING OF MILLRIDGE
TOWNHOME OWNERS ASSOCIATION HELD JUNE 28, 2012 AT 6:34 P.M.
AT THE MILLRIDGE TOWNHOMES CLUBHOUSE LOCATED AT 1610 1/2
NW 143rd PORTLAND OR 97229.**

PRESENT:

Tim Jackson, President
Sue Seaver, Vice President
Chris Scheiff, Director
Charlene Bray, Treasurer
Rich Leflar, Member At Large

BY INVITATION:

Lisa Campbell, CAMP, CMCA, AMS, PCAM
Community Manager
Elizabeth Hastings, Community Administrator
COMMUNITY MANAGEMENT INC., AAMC

**OWNERS AS INDICATED ON THE SIGN IN SHEET KEPT IN THE MILLRIDGE
CLUBHOUSE OFFICE.**

I. Call To Order

Tim Jackson called the meeting to order at 6:30 p.m.

II. Calling Of The Roll And Certifying Of The Proxies

Lisa Campbell certified that a quorum of unit owners were present in person. 20 owners present were required to meet the quorum requirement.

47 - owners present
18 - owners by proxy
65 - TOTAL OWNERS PRESENT

A quorum was met.

III. Proof Of Notice Of Meeting Or Waiver Of Notice

Lisa Campbell presented the proof of notice of meeting.

IV. Discuss / Accept Minutes Of Preceding Meeting
AGREED: Upon motion made by Jerry Weinert, seconded by Bob, the June 27, 2012 Annual Meeting minutes were approved as previously distributed.

V. Open Forum

Tim Jackson encouraged owners to bring forth any comments or issues. Owners commented on the following:

- Asphalt crumbling
- Tree pruning/replacement
- Owner offers to donate "Rose of Sharon"
- Potholes – safety concerns
- Request for a less emotional board next year
- Owners can plant in common are with prior Board approval

VI. Reports Of Officers

A. President Report

Tim Jackson reported on the notable progress over the last year. Report attached to minutes.

B. Treasurer Report

Charlene Bray presented the Treasurer's report. Charlene noted the total assets as listed on the community manager's report.

VII. Reports Of Committees

A. Landscaping

No report.

B. Architecture

Robin Dunbar reported on 5 requests over the last year and working with this committee has been great.

C. Pool Committee

Vonna Gallahar reported for her husband Curt and thanked all the volunteers for their hard work and commitment.

D. Maintenance

Al reported on the replacement of photo cells and some changes to the carriage lights.

E. Clubhouse Committee

Geri reported that there had been 4 clubhouse rentals in the last year and 4 booked in the coming months.

F. Neighborhood watch

Shirley Carlson reported that cars had been broken into and encourages owners to install locking gas caps. If anyone noticed suspicious behavior to call 911.

VIII. Election Of Officers

Lisa Campbell explained that there was 1 position open on the Board of Directors. Charlene Bray was nominated via mail. Katie Walker was nominated from the floor. Both candidates introduced themselves and spoke about why they would like to serve on the Board. The elections commenced and Charlene Bray was elected to serve a two-year term on the Board.

IX. Unfinished Business

No unfinished business was presented.

X. New Business

A. Fee Increase

Tim Jackson spoke that the fee increase was not ready to present to the owners and answered owner questions about the potential increase

B. 70-604 Tax Resolution

Lisa Campbell presented the 70-604 tax resolution for signatures.

AGREED: Upon motion made by Robin Durham, seconded by Dave, the 70-604 tax resolution was unanimously approved as presented.

XI. Next Meeting Date

The next annual meeting will be held on June 26, 2014 in the clubhouse at 6:30 PM.

XII. Adjournment

With no further business to discuss the meeting was adjourned at 7:40 PM.