

DRAFT

Our Ref: BOD/27/MRHOA #205
MILLRIDGE TOWNHOMES
BOARD OF DIRECTORS MEETING
April 25, 2013
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MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE MILLRIDGE TOWNHOMES HELD ON APRIL 25, 2013 AT 6:30 PM AT THE MILLRIDGE TOWNHOMES CLUBHOUSE, LOCATED AT 1610 1/2 NW 143RD AVE, PORTLAND, OR 97229.

PRESENT: Tim Jackson – President
Sue Seaver – Vice President
Charlene Bray - Treasurer
Chris Scheiff - Secretary
Rich Leflar - Member At Large

I. Call to Order

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

II. Introductions

Introductions commenced throughout the room.

III. Board member attendance

All Board members were in attendance, including Tim Jackson, Sue Seaver, Charlene Bray, Chris Scheiff and Rich Leflar.

IV. Agenda

AGREED: Tim Jackson proposed to add addition of handicapped parking in front of the clubhouse. Rich Leflar moved to accept the agenda as modified. The motion was seconded and carried without objection.

V. Accept/change minutes of meeting on 3/28/2013

AGREED: Charlene Bray moved to accept minutes from the 3/28/2013 board meeting. The motion was seconded and carried without objection.

VI. Committee Reports

- a. **Treasurer's Report**-Charlene Bray
- b. **Landscape Report**- Per Tim Jackson: The committee surveyed sprinkler zones and variables (soil, landscape, etc.); sprinklers will be programmed by a rep of Rainbird. Next meeting is Monday 4/29 at 6pm.
- c. **Architectural Report**-Robin Received homeowner request to add sun room, which she will discuss with the committee and report findings at the next board meeting.
- d. **Maintenance Committee**-

- e. **Club House-**
- f. **Neighborhood Watch**-Shirley Carlson: request to include emergency contact list with the next newsletter/have homeowners provide new info.
- g. **Pool Maintenance-Kurt:** thanks to Ursula Locke for donating a table to replace the one that was damaged in the small pool area.
- h. **Revenue Review**-meetings are ongoing. Next meeting is Tuesday, 4/30.

VII. Unfinished Business

- a. **Hardship variance:** a variance for a prospective buyer was not approved..

VIII. New Business

- a. **Volunteers for nominating Committee for June elections:** Shirley Carlson and Marsha Policard volunteered.
- b. **Status of funds in specific line items-per Sue Seaver**
ACTION: Sue will email CMI for clarification
- c. **Confirm date and approve meeting of all homeowners to have Dave Schwindt discuss Reserve Study-May 6**
Sue Seaver moved to approve expenditure and date. The motion was seconded and carried without objection.
- d. **Confirm date for CERT training (emergency preparedness)-July 22**
Charlene Bray moved to accept the date. The motion was seconded and carried without objection.
- e. **Pool opening-Rich Leflar moved to open pool Memorial Day weekend. The motion was seconded and vote tied. Motion carried with tiebreaking vote by Tim Jackson.**

IX. Open floor to members - two minutes please.

Owners participated in the owner's forum

X. Schedule next meeting dates

- a. **Fourth Thursday in May is 3/23/13**

XI. Adjourn

The meeting was adjourned at 8:00 p.m.