

DRAFT

Our Ref: BOD/27/MRHOA #205
MILLRIDGE TOWNHOMES
BOARD OF DIRECTORS MEETING
August 22, 2013
Page 1

MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE MILLRIDGE TOWNHOMES HELD ON August 22, 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: Sue Seaver moved to accept the agenda as is. The motion was seconded and carried without objection.

V. Accept/change minutes of meeting on 7/25/13

AGREED: Rich Leflar moved to accept minutes from the 7/25/1 board meeting. The motion was seconded and carried without objection.

VI. Committee Reports

- a. **Treasurer's Report**-Charlene Bray
- b. **Landscape Report**-Sue Seaver agreed to join the landscape committee. Homeowner requests were approved (provided there be no work involved on Absolute Landscaping's part and that the work is completed by the homeowner).
- c. **Architectural Report**-No pending requests from the committee.
- d. **Maintenance Committee**-Optical eye completed and bulb replacement is pending.

- e. **Club House**-Two rentals in August and some holiday rentals. Sue moved to institute an incentive. The motion was seconded and carried without objection. Will solicit Jerri Old's feedback before instituting terms.
- f. **Neighborhood Watch**-beware of strangers peering in windows late at night.
- g. **Pool Maintenance-Curt**: Charlene will investigate land lines programmed for only emergency calls.

VII. Unfinished Business

- a. **Handicap Parking Spaces**-Charlene motioned to accept River City bid. The motion was seconded and carried without objection.
- b. **Pool Schedule**-Sue motioned to leave pools open until mid-September. The motion was seconded and carried without objection.

VIII. New Business

- a. **Rental hardship request**-no motion was made, so request was denied.
- c. **Retroactive approval for evaluation of dangerous trees**-Sue moved to accept bid from General Tree Service. The motion was seconded and carried without objection. Was agreed that use of remaining bark as mulch would be discussed with Nels and if determined not to harm soil will be distributed among the grounds. If determined not suitable, bark will be hauled away.
- d. **CMI to start voting process**-Rich moved to set voting date of September 26 for voting on increase to fees. The motion was seconded and carried without objection.
- e. **Garage door at abandoned unit**-Rich moved that we not fix the door. The motion was seconded and carried without objection.

IX. Open floor to members - two minutes please.

Owners participated in the owner's forum.

X. Schedule next meeting dates

- a. **Fourth Thursday in September is 9/26/13**

XI. Adjourn

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