

DRAFT

Our Ref: BOD/27/MRHOA #205  
MILLRIDGE TOWNHOMES  
BOARD OF DIRECTORS MEETING  
May 23, 2013  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE MILLRIDGE TOWNHOMES HELD ON MAY 23, 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 4/28/2013**

**AGREED: Sue Seaver moved to accept minutes from the 4/25/2013 board meeting after two modifications. The motion was seconded and carried without objection.**

**VI. Committee Reports**

- a. **Report on Vial Fotheringham seminar** – Tim, Rich. Committees do not need to be open to all homeowners. Board quorum cannot serve as committee members-then it is considered a board meeting.
- b. **Treasurer's Report**-Charlene Bray

**c. Landscape Report-**

**d. Architectural Report-**Railing at 1716 out of compliance will need to be fixed when sold. Garage door at 1658 has been fixed. No more info on sun room request. Committee is inquiring as to what can/should be done about tree trimming at 1654.

**e. Maintenance Committee-**

**f. Club House-**

**g. Neighborhood Watch-**reminder to call non-emergency number if smoke alarm does not work

**h. Pool Maintenance-**special thanks to Curt Gallaher for masonry work in pool area. Replacement tile was added and heater fixed. Pools are now ready to open on 5/25.

**i. Revenue Review-**committee's recommendation was presented by Peggy Aitchison.

**j. Nominating Committee-**one person has agreed to run for office.

**VII. Unfinished Business**

**VIII. New Business**

**a. Handicapped Parking: tabling until next meeting.**

**b. Barbed Wire Fence: tabled until more info is known.**

**c. Office supply expenses-Tim Jackson. AGREED: Sue Seaver moved to approve payment. The motion was seconded and carried without objection.**

**d. Sample ballot for fee increase-discussed**

**e. Monthly fee increase as recommended by Revenue Review Committee-determined that meetings will be held to educate homeowners of Millridge's financial situation (dates TBD).**

**IX. Open floor to members - two minutes please.**

Owners participated in the owner's forum

**X. Schedule next meeting dates**

**a. Fourth Thursday in June is 6/27/13**

**XI. Adjourn**

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