

DRAFT

Our Ref: BOD/27/MRHOA #205
MILLRIDGE TOWNHOMES
BOARD OF DIRECTORS MEETING
July 25, 2013
Page 1

MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE MILLRIDGE TOWNHOMES HELD ON July 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: Chris Scheiff moved to accept the minutes as is. The motion was seconded and carried without objection.

V. Accept/change minutes of meeting on 6/27/13

AGREED: Rich Leflar moved to accept minutes from the 6/27/2013 board meeting. The motion was seconded and carried without objection.

VI. Committee Reports

- a. **Treasurer's Report**-Charlene Bray
- b. **Landscape Report**-Meeting was held Friday, 7/19. 3rd party to assess safety of trees. Rich requested that landscape committee consider his request and discuss it at the next board meeting.
- c. **Architectural Report**-Requests considered for: AC at 1614 to be replaced, sunroom at 1654, large AC unit at 1604, AC unit at 1640.
- d. **Maintenance Committee**-Carriage lights were repaired.
- e. **Club House**-\$100 in rentals collected, 2 rentals in August and some holiday rentals

- f. **Neighborhood Watch**-Coyotes are back. Police are making nighttime rounds.
- g. **Pool Maintenance-Curt:** County inspectors advised that we require land lines to meet code.

VII. Unfinished Business

- a. If required by Washington County, authorize bringing handicapped parking to code. County is requiring five parking spaces. Currently getting bids.
- b. Collections for account 205459. Rich moved to accept Landye Bennett proposal to attempt to collect.

VIII. New Business

- a. **Retroactive approval for evaluation of dangerous trees**-Tabled until more info is collected.
- b. **Replace numbers in front of 1614**-Sue moved to approve expenditure for new numbers. The motion was seconded and carried without objection.
- c. **Authorize a window air conditioner for 1640**-Architectural committee did not approve it. Sue moved to approve installation of AC. The motion was seconded and carried without objection. Motion stipulates that the homeowner must remove the air conditioning unit each year when the season is over. Also, the board approved sending a letter to all homeowners with window AC units requesting that they also remove theirs at seasons end. Homeowners who have not obtained approval for window AC units must do so before next spring/summer.
- d. **Authorize door replacement for 1656**-tabled at this time
- e. **Authorize spending on attorneys to draft a resolution that removes ambiguity in Article VII 7.1 of the CC&Rs.** No motion passed at this time. Rich moved to hold vote on 25% increase (all homeowners) on September 26. If passed, increase would take effect in January. 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 August is 3/22/13**

XI. Adjourn

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