

DRAFT

**BOD/27/MRHOA #205
MILLRIDGE TOWNHOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 27, 2013**

MINUTES OF THE BOARD OF DIRECTORS MEETING OF MILLRIDGE TOWNHOME OWNERS ASSOCIATION HELD JUNE 27, 2013 IMMEDIATELY FOLLOWING THE ANNUAL HOMEOWNERS MEETING HELD 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, Secretary
Charlene Bray, Treasurer
Rich Leflar, Member At Large

BY INVITATION: Lisa Campbell, CAMP, CMCA, AMS, PCAM
Community Manager
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 7:45 p.m.

II. Introductions

Attending owner introduced themselves.

III. Acceptance of Agenda

AGREED: Rich Leflar moved to approve the agenda as presented. The motion was seconded and carried without objection.

IV. Appointment Of Officers

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

AGREED: Rich Leflar moved to approve the slate of officers as presented. The motion was seconded and carried without objection.

V. Discuss / Accept - Meeting Minutes

AGREED: Charlene Bray moved to accept the May 23, 2013 Board of Directors meeting minutes as presented. The motion was seconded and carried without objection.

VI. Unfinished Business

A. Handicap Parking

AGREED: Sue Seaver moved to approve allocating 2 parking spots as handicapped. The motion was seconded and carried without objection.

B. ACC Request

AGREED: Rich Leflar moved to approve getting bids to trim the tree at 1654. The motion was seconded and carried without objection.

VII. New Business

A. Write off balance \$10,810.92 on account #205509

AGREED: Sue Seaver moved to approve the write off of account #205509 as recommended by HOA attorney. The motion was seconded and carried without objection.

B. Tim Long's bid for gutter cleaning

AGREED: Sue Seaver moved to approve the gutter cleaning of \$615 with a contingency that Tim Long's workmans comp is up to date. The motion was seconded and carried without objection.

C. ACC Requests

1. 1596 – tiles and new rail
2. 1732 – new handrail

AGREED: Rich Leflar moved to approve ACC request for 1596 and 1732. The motion was seconded and carried without objection.

D. Approve to Allow Attorney to Draft Resolution to Remove Ambiguity in Article VII 7.1 of the CC&Rs.

AGREED: Rich moved to table discussion. The motion was seconded and carried without objection.

E. Board Recommended Fee Increase

AGREED: Sue Seaver moved to approve a proposed increase of 25% in HOA fees subject to vote by owners. The motion was seconded and carried, Rich Leflar and Chris Scheiff voted no, motion passed.

F. Reimbursement of Ink Cartridge to Tim Jackson

AGREED: Sue Seaver moved to approve reimbursement of the ink

cartridge purchase to Tim Jackson. The motion was seconded and carried without objection.

VIII. Next Meeting Date

The next meeting date is set for July 25, 2013.

IX. Adjournment

The meeting was adjourned at 8:50 p.m.