

DRAFT

Our Ref: BOD/27/MRHOA #205
MILLRIDGE TOWNHOMES
BOARD OF DIRECTORS MEETING
MARCH 28, 2013
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MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE MILLRIDGE TOWNHOMES HELD ON MARCH 28, 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
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

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

IV. Agenda

AGREED: Chris Scheiff moved to accept the agenda as is. The motion was seconded and carried without objection.

V. Accept/change minutes of meeting on 2/28/2013

AGREED: Rich Leflar moved to accept minutes from the 2/28/2013 board meeting. The motion was seconded and carried without objection.

VI. Committee Reports

a. Treasurer's Report-Charlene Bray

b. Landscape Report-

Nels Olsen is the new landscape head.

4 new Rainbird sprinkler sensors were installed at no expense. The new watering system is expected to cut water usage significantly.

c. Architectural Report

The team discussed solar energy requirements, condition of fences, etc.

d. Maintenance Committee

e. Club House-bookings in June

f. Neighborhood Watch

g. Pool Maintenance-Chemicals were thought to be prepaid but this was determined not to be the case.

h. Revenue Review-Committee is formulating recommendations, which will be presented at next month's meeting.

VII. Unfinished Business

a. Division of responsibility grid—HO vs. HOA

Rich made a motion to review and determine outcome.

Board discussed some then determined to revisit later. Suggestions will be compiled via email then voted on at next month's meeting.

b. Reserve Study printing and distribution. No motion was made.

c. Delinquent collections. Board reviewed status of pending accounts.

VIII. New Business

a. Set date for CERT training (emergency preparedness)-Ron's brother has agreed to do a training-approx. 1.5 hours. Exact date TBD.

b. Affirm sidewalk repair by mailbox at the back of circle-\$134.00

AGREED: Charlene Bray moved to accept the bid. The motion was seconded and carried without objection.

c. Bids from Absolute Landscaping to remove moss-

AGREED: Charlene Bray moved to accept the bid for removing moss from streets. The motion was seconded and carried without objection.

Tim Jackson volunteered to pressure wash pool areas. Will obtain individual estimates for removal of moss from fences.

d. Carol DuBosch's tree transplant-Nels Olsen volunteered to transplant the tree.

IX. Open floor to members - two minutes please.

Owners participated in the owner's forum

X. Schedule next meeting dates

a. Fourth Thursday in April is 3/25/13

XI. Adjourn

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