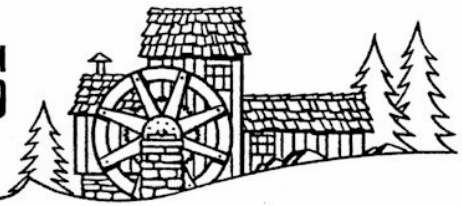


**HOMEOWNERS' ASSOCIATION**

# MILLRIDGE TOWNHOUSES

1610½ N.W. 143rd Avenue • Portland, Oregon 97229



**October 2013**

## **Meetings**

A copy of the minutes from the most recent Board meeting is attached. The next Board meeting will be on October 24th at 6:30.

At our September 26<sup>th</sup> meeting a majority of homeowners voted a 25% increase in monthly dues. The increase will become effective on January 1, 2014. The increase will range from \$ 47.50 to \$ 50 per month, per owner. At a Board meeting that followed, the Directors approved a new Reserve Study for 2014 by David Schwindt and Co., and approved the 2012 year-end audit.

All homeowners again met on October 3<sup>rd</sup> to vote on a recall petition to remove Tim Jackson from the Board. A majority of homeowners rejected this plan, and Jackson will remain on the Board. Following the Jackson recall meeting, another recall meeting was to have been held that would have voted to remove Richmond Leflar. Mr Leflar resigned, effective immediately during the first meeting, so only brief comments were made, without a vote. Jackson thanked Leflar for his 8 years of service, and Leflar thanked homeowners that supported his efforts.

This will create an opening on the Board that we hope an interested party will step in to fill. Mr Leflar's term would have ended in June of 2014, so whoever fills that slot will serve until then.

## **Projects Update**

**Handicapped Parking** - The designation of handicapped parking spaces will be finished as of 10/4/2013.

**Tree Removal** - Four trees that posed a danger to buildings 5 and 6 were removed, and stump grinding will begin shortly. They are very noisy machines, so please be patient.

**Sump Pumps** - Our management company will begin scheduling inspections of our sump pumps soon, so please be prepared to let them under your unit if you have one.

**Drainage Issues** - Several buildings have plugged drainage pipes, and bids are being gathered.

## **Community Corner**

### **Clubhouse Dates for August**

The Board has reestablished a program to incentivize frequent users of the clubhouse. During the course of a calendar year, if an owner rents the clubhouse 3 times, a fourth will be provided at no charge.

Right now, the clubhouse is booked for the 24<sup>th</sup>. Get your reservations in soon with Jeri Old at 503.645.3684.

## **Volunteers**

**Budget Committee** - Three homeowners have volunteered to serve on the committee that will allocate spending for 2014. They are Ann Spencer, Glen Beckley, and Katy Walker. All 3 have valuable business experience that should lead to careful spending. The team will be lead by our Treasurer Charlene Bray.

**Pool Volunteers**- Curt and Vonna Gallaher have done an outstanding job of managing both of our swimming pools. They do this all year, and then get help with testing in the summer from Christine Morris, Tim Jackson, Dorothy Chase, Barbara Osborn, Eloise Clarno, Tom Kavany, Elaine Clawson, Eleanor Rueben, Chris Scheiff, Ron Mabe, Jeff Mabe, Jeaneen Bestul, Shirley Carlson, Paul and Hikari (#1670), Penny Moody, Alberta Allen, Aline Hahn, Nadine Moore, Laurie Seifert, Bob and Judy Hetzer, Kristen Hewitt, Nancy Joyce, Pam Wimmer, Colleen DiGiovanna.