

**DRAFT**

**Our Ref: BOD/27/MRHOA #205  
MILLRIDGE TOWNHOUSES  
BOARD OF DIRECTORS MEETING  
July 24, 2014  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE  
MILLRIDGE TOWNHOUSES HELD AT 6:30 PM AT THE MILLRIDGE  
TOWNHOUSES CLUBHOUSE, LOCATED AT 1610 NW 143<sup>RD</sup> AVE,  
PORTLAND, OR 97229.**

**Board Members:** Tim Jackson – President  
Sue Seaver – Vice President  
David Clarke -- Treasurer  
Glen Beckley – Secretary  
Charlene Bray – 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.
- IV. Agenda**  
**AGREED:** Charlene Bray moved to accept the agenda. The motion was seconded and carried without objection.
- V. Accept/Modify minutes of meeting on 6/26/2014.**  
Sue Seaver moved to accept the agenda. The motion was seconded and carried without objection
- VI. Committee Reports**
  - a. Treasurer's Report-**David Clarke reviewed the Millridge financial report for the period ending 6/30/2014. Millridge is 28% over budget for the month, we are 6.6% under budget year to date. David explained other selected accounts in the financial statement.

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- b. Landscape Report-** Dana Murphy all sprinklers are running, and the fertilizing is done. Some turf had been burned, probably from hydraulic fluid from mowers. These spots will be reseeded. Let Dana know if your rhodies or azaleas need trimming and the Landscaper or a Committee Member will assist with trimming.
- c. Architectural Report-** Patty reported that the Committee approved an application for repainting a door, and an application for a hanging light on a porch was approved. Call Patty about the porch light project.
- d. Maintenance Committee-** Some light fixtures in the common areas have been replaced.
- e. Club House-** Sue reported more active rentals of the clubhouse.
- f. Neighborhood Watch-** Shirley reported that some gas has been siphoned from cars and she urges people to lock their cars if the car is parked outside their garages
- g. Pool Maintenance-** No report

**VII. Unfinished Business**

- a. There was no unfinished business

**VIII. New Business**

- a. Approve Katie Walker as Assistant Treasurer.** Charlene Bray moved to accept Katie Walker as Assistant Treasurer. The motion was seconded and carried without objection.
- b. Replace dry rotten cap on fence at 1696.** No bids have been received yet so this item will under unfinished business next month
- c. Approve red leaf maple at 1656 – owner funded.** Sue Seaver moved to replace the maple and cedar tree, which will be paid for by the owner. The motion was seconded and carried without objection.
- d. Approve bid to add siding to gables on Buildings 7,11,12.** Sue Seaver moved to approve the bid for siding on Buildings 7,11,12 with the caveat that if dry rot is found the contractor will remove it and not cover over it. The motion was seconded and carried without objection.
- e. Approve light fixture for 1692.** Charlene Bray moved to approve the light fixture for 1692. The motion was seconded and carried without objection.

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- f. **Approve sprinkler head change for 1642.** Glen Beckley explained that this unit has had excess water under it, causing the sump pump to turn on as frequently as every 15 minutes. The ground outside that unit is obviously saturated and the Millridge HOA is wasting money irrigating the area and subjecting itself to potential liability by not taking action to mitigate the problem. Other homeowners may have paid for sprinkler head changes but this is an exceptional case. After discussion of options, Charlene Bray moved to approve making adjustments to the sprinkler heads, and if the heads are not adjustable, then replacing them with the heads recommended by our landscaper at HOA expense (\$106.50, which includes a \$40 trip charge that would be waived if the landscaper did not have to make a separate trip).
- IX. Open floor to members – two minutes please. Topics discussed:**
- Concerns about groundwater flow
  - People allowing their dogs to use particular bushes to the detriment of the bush.
  - Possible special assessments, which are not forecasted.
  - Potential sump pump failures and impact on other units
  - Yard art request of Charlene Bray hasn't been responded to
- X. Schedule next meeting date**  
Next meeting is scheduled for 8/28/2014
- XI. Adjourn**  
The meeting was adjourned at 8:00 p.m.