

Draft

Our Ref: BOD/27/MRHOA #205
MILLRIDGE TOWNHOUSES
BOARD OF DIRECTORS MEETING
February 27, 2014
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**MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE
MILLRIDGE TOWNHOUSES HELD JANUARY 23, 2013 AT 6:30 PM AT
THE MILLRIDGE TOWNHOUSES CLUBHOUSE, LOCATED AT 1610 NW
143RD AVE, PORTLAND, OR 97229.**

PRESENT:

Tim Jackson – President
Sue Seaver – Vice President
Charlene Bray – Treasurer
Glen Beckley - Secretary

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 except Lauri Seifert

IV. Agenda

AGREED: Sue Seaver moved to accept the agenda. The motion was seconded and carried without objection.

V. Accept/change minutes of meeting on January 23.

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

VI. Committee Reports

- a. **Treasurer's Report**-Charlene reported the key figures from the January financial statement and we are 17.9% under budget, which is normal for this time of year.
- b. **Landscape Report**- Nels stated that the Committee is working on homeowner requests. Homeowners who want to buy a tree/shrub should get Landscape Committee approval for buying trees and shrubs. He mentioned that he's waiting for an irrigation system upgrade that is computer based this spring. This would save water used for irrigating Millridge grounds. This installation would be free. The Committee

implemented a weekly check-in meeting with Tim Long, our landscaper. Owners are reminded to put their requests in with the Landscape Committee, not Tim. Regular Landscape Committee meetings are every 3rd Monday of the month at 6:30.

- c. **Architectural Report-** Patty reported that the Committee has not met and there are no outstanding requests.
- d. **Maintenance Committee-** Tim reported that the style of lamps on the external lights will be changing because the manufacturer does not make that style any more. The tops have been disappearing occasionally. Jerry asked if CMI maintains a list of Landscape Committee requests with priorities, but such a list doesn't exist. Tim suggested that if people are interested in priorities to contact him. Tim agreed that it would be helpful to have a spreadsheet showing the status of these requests.
- e. **Club House-** Sue reported the Clubhouse will be used Sat, Sun. She also encouraged owners to use the facility.
- f. **Neighborhood Watch-** Shirley reported when it snowed, people helped out those who needed errands ran, and shoveled snow for those who needed it.
- g. **Pool Maintenance-** No activity to report.

VII. Unfinished Business

- a. Approval of a new bid for sump pump at unit 1728 has been postponed to check to see if water is still present after the drain project has been completed.

VIII. New Business

- a. Additional 90 gal. green carts can be added for recycling. 1 cart per building was discussed. There was a motion by Sue and seconded by Charlene to survey the buildings to see which ones might need 1 more cart. It was observed that some homeowners are not separating their recycling from garbage which is tossed into the dumpsters. Everyone is encouraged to recycle their paper/plastic/glass.
- b. Approve bids to paint fences at 1668 and 1712 Motion by Sue to approve these bids, Charlene seconded. Unanimously approved.
- c. Approve bid to replace garage roof of unit 1598 Motion by Sue to accept, 2nded by Charlene, unanimously approved.
- d. Approve pea gravel build up at the corner of buildings 4 and 5. Jerry offered to pay \$200 for the pea gravel. Waiting for bid from Tim Long to get it and spread it. No Board action.
- e. Approve tree for 1614. Landscape Committee is still under considering options for this project. No Board action.
- f. Enforcement of Common-Grounds decorations and "objects of art". Discussed the possibility of asking owners to submit requests for all items they have in the common areas so the Landscape Committee can

review/approve them vs. try to resurrect old requests, which may go back many years and would cost the HOA \$50 per hour to pay CMI to dig through archive boxes to find them. Our bylaws state that ALL items in the common area must be approved through the normal request procedure with the Landscape Committee. The idea of setting some kind of standard that could be enforced in the future was discussed. We should also have guidelines to restrict people from nailing objects to the Hardyplank siding, which voids the warranty on the Hardyplank. No motions were made. Tim stated that there needs to be more homeowner discussion of this sensitive issue.

IX. Open floor to members – two minutes please.

Owners participated in the owner's forum.

X. Schedule next meeting date

Next meeting is scheduled for 3/27/14

XI. Adjourn

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