

**DRAFT**

**MILLRIDGE TOWNHOUSES  
BOARD OF DIRECTORS MEETING**

**March 27, 2014**

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**MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE  
MILLRIDGE TOWNHOMES HELD AT 6:30 PM AT THE MILLRIDGE  
TOWNHOMES CLUBHOUSE, LOCATED AT 1610 NW 143<sup>RD</sup> AVE,  
PORTLAND, OR 97229.**

**PRESENT:**

Tim Jackson – President  
Charlene Bray – Treasurer  
Glen Beckley – Secretary

**I. Call to Order**

Tim Jackson called the meeting to order at 6:30 PM.

**II. Introductions**

Introductions commenced throughout the room.

**III. Board member attendance**

All Board members except Sue Seaver and Laurie Seifert were in attendance.

**IV. Agenda**

**AGREED:** Charlene moved to accept the agenda. The motion was seconded and carried without objection. Tim suggested that we add an agenda item to discuss a sump pump issue that has recently been found at unit 1640.

**V. Accept/change minutes of meeting on 2/27/14.**

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

**VI. Committee Reports**

- a. Treasurer's Report-**Charlene reported key financial figures from the latest financial statement. We are 19% under budget.
- b. Landscape Report-** Dana reported that the Committee is getting bids for reseeding areas that need it. She also reported that our landscaper is only licensed to cut down trees under 15 ft. A review of all trees in Millridge was performed by General Tree Company. They prepared a detailed list of each tree/species/location and recommended a maintenance plan for trimming and servicing the trees for \$6,000 per year

for the taller trees, which is being considered by the Landscape Committee.

- c. Some Landscape Committee members have been removing moss from beds and improving the mulch. Nels is working on the top section, Dana is doing the bottom section and they would like a volunteer for the middle section (contact Nels or Dana). They have received a bid for \$440 for mulch on the back area and they would like volunteers to assist in putting down fertilizer and mulch. They have also asked residents to contribute to the mulch expense so it won't be an expense for the Millridge HOA.
- d. **Architectural Report-** New committee members to be elected tonight.
- e. **Maintenance Committee-** Nothing to report
- f. **Club House-** one person is planning to use the clubhouse Saturday. Christine volunteered to assist Sue Seaver with the Clubhouse.
- g. **Neighborhood Watch-** Shirley reported that a coyote killed a cat one evening last week. Homeowners are advised to keep their cats indoors overnight.
- h. **Pool Maintenance-** Curt has asked for volunteers to assist with taking the pool temp 3 times per day. We're under budget on pool maintenance so far this year.

## VII. Unfinished Business

- a. Approve new bid for sump pump at 1728 – \$1500 from Rudy at BGC. CMI reported that the contractor's license is not up to date. Also, there's a possibility that the pump may not be necessary since the drainage pipes from that area have been replaced. Glen moved to reconsider next the bid at the next meeting. The motion was seconded and carried without objection.
- b. There is a sump pump bubbling up the drain at unit 1640. It appears that the drain pipes are plugged. Frank Hobizal, who has done good work in replacing drains in other areas of Millridge, has submitted a bid not to exceed \$1,800 to unclog the drain pipes. Glen made a motion to go ahead with the pipe replacement and it was seconded and carried without objection. Funds to come out of the Reserve Acct. since that is a capital improvement project.

## VIII. New Business

- a. Architecture Control Committee member changes. Glen made a motion to remove Rich Leflar (whose unit is up for sale) and Charlene Bray and accept two new members, Elaine Clawson and Chris Scheiff. The motion was seconded and carried without objection.
- b. Siding repair for garage walls buildings 11 and 12 is under consideration. Tim reported that 2 bids have been received and they are vastly different. Charlene made a motion to obtain a 3<sup>rd</sup> bid before awarding the project and it was seconded and carried without objection.

- c. Trees in the entrance driveway islands have been dying because there is poor drainage during the winter rains. The Landscape Committee will make a recommendation for how to improve drainage in the islands.
- d. Enforcement of Common-Grounds decorations and “objects of art”. Tim introduced the topic and mentioned that Millridge grounds are a key asset that contribute to the value of our homes, and the responsibilities of the Board to enforce Millridge CC&Rs on a consistent basis. Some homeowners have not obtained approval for decorations or plants without approval of the ACC or the Landscape Committee and sometimes these choices have been less than aesthetic. He then opened the discussion to homeowners present. Some concern was expressed about the excess use of water for watering plants and there was some concern about the difficulty of enforcing the CC&Rs when some units have clearly violated the letter and spirit of these rules. No motions were made and it was agreed to continue the discussion of these issues.

**IX. Open floor to members – two minutes please.**

Two buildings still have moss on the roofs and Tim said he'd follow up with our landscaper to ensure that these roofs get treated with moss killer.

**X. Schedule next meeting date**

- a. Fourth Thursday in April is 4/24/14

**XI. Adjourn**

- a. The meeting was adjourned at 7:40PM