

**DRAFT**

**Our Ref: BOD/27/MRHOA #205**  
**MILLRIDGE TOWNHOUSES**  
**BOARD OF DIRECTORS MEETING**  
**May 22, 2014**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE  
MILLRIDGE TOWNHOUSES HELD AT 6:46 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  
Charlene Bray – Treasurer  
Glen Beckley – Secretary  
Laurie Seifert – At Large

**I. Call to Order**

Tim Jackson called the meeting to order at 6:46 p.m.

**II. Introductions**

Introductions commenced throughout the room.

**III. Board member attendance**

Sue Seaver and Charlene Bray were absent.

**IV. Agenda**

**AGREED:** Glen Beckley moved to accept the agenda. The motion was seconded and carried without objection.

**V. Accept/Modify minutes of meeting on 4/24/14.** Changes were made to these minutes

- a. Renumber the pages, page 4 was numbered page 5 and page 5 was numbered page 6
- b. Added: A restatement of request for information about the financial statement utilities accrual be shared with all homeowners.
- c. Added: unit # (1720) be added to the raised bed request of the Landscape Committee.
- d. On the Architectural Report, Ursula Locke asked for the names of all Committee Chairs, not the names of all committee members
- e. First and last names were added to all persons cited in the minutes.
- f. Laurie Seifert moved to accept the revised minutes. The motion was seconded and carried without objection

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**VI. Accept/Modify minutes of the Special Meeting after the Executive session of the Board on 5/12/14** Laurie Seifert moved to accept the minutes of the Executive session. The motion was seconded and carried without objection.

**VII. Committee Reports**

- a. Treasurer's Report-** Tim Jackson mentioned that we are 17.9% under budget and he also reviewed other key financial figures. Tim Jackson noted that CMI answered Jerry Weinert's question last month about the entries for "accruals" on Reserve Income & Expense report with their submission of the April 30 financial statements which were passed out to all in attendance.
- b. Landscape Report-** Tim Jackson reported for the Committee. The Landscape Committee discussed:
  - a. Mapping of the irrigation system and other landscape maintenance issues
  - b. Thatching and aerating of turf is completed and can't be mowed for one week.
  - c. A homeowner cited our CC&R requirement that only the Architecture Control Committee can submit recommendations to the Board, and this issue was referred to the Board. Tim Jackson cited the precedence of previous boards allowing the Landscape Committee to make recommendations directly to the Board. No motions were introduced on this topic.
- c. Architecture Report-** Tim Jackson read Patty Jackson's written report. The issue of allowing non-homeowners (i.e. renters) to be members of committees was brought up. Tim Jackson stated that our lawyer advised us that we can have renters on committees.
  - a. There were no formal requests of the Architecture Control Committee.
  - b. Tim Jackson also reported that additional work will be required for the storm drain by Building 13 and bids will be obtained.
  - c. June 16 is the next meeting cutoff date for the Architecture Control Committee.
- d. Maintenance Committee-** Tim Jackson reported that the Millridge HOA needs to deal with the drain in front of 13 and additional bids will be received for that work.
- e. Club House-** No report

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- f. Neighborhood Watch-** Shirley Carson reported car gas tanks in Terra Linda have been siphoned. Be careful if you park your car outside. She also reminded everyone to check their smoke alarm batteries.
  
- g. Pool Maintenance-** Curt Gallaher reported that the front pool pump will be fixed Friday afternoon. The temperature is set at 80. He noticed bricks near the edge of the pool have come lose so he put a cone on them so people would not walk on them. Tim Jackson asked Curt Gallaher to check for possible electrical problems where someone might get electrocuted, after seeing a report on TV showing some children being electrocuted from faulty wiring in the underwater lights. Curt Gallaher reported that the price of the pool water treatment kits has gone up to \$180.90 apiece. Laurie Seifert made a motion to purchase the kits, not to exceed 180.90 apiece. It was seconded and passed unanimously. Curt Gallaher stated that he would check pricing from other suppliers.
  
- h. Nominating Committee** –Shirley Carson and Marcia Policar have been calling homeowners to ask for volunteers to join the Board to fill the 2 positions that will be vacated at the June meeting, but nobody has volunteered yet.

**VIII. Unfinished Business**

- a. Siding repair for garage walls of buildings 11 and 12.** Tim Jackson reported that the extra cost to remove T-111 on the Gerard Brooks bid is \$2,120, which still makes his bid substantially lower than the other 2 bids. Glen Beckley made a motion to accept the Gerard Brooks bid. It was seconded and passed unanimously.
  
- b. Enforcement of Common-Grounds decorations and “objects of art”**  
Tim Jackson reported that because the Millridge HOA has allowed certain homeowners to violate CC&Rs regarding placing objects in the common areas, there is little that can be done to now enforce the CC&Rs, or to enforce the CC&Rs when new objects are placed in the common area. This principle in law that deals with placement of objects on Common Property is called “laches”. Laches says that if we ignore a violation for an extended period of time, we MAY have trouble enforcing removal later.

**IX. New Business**

- a. Approve additional \$326 for sprinkler system repair in front of building 13** Glen Beckley moved to accept the bid and it was seconded and carried unanimously.

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- b. Remaining sprinkler system repairs** Tim Long has submitted a not to exceed \$1,500 bid for sprinkler repairs on all the Millridge grounds. Laurie Siefert made a motion to accept the bid. It was seconded and carried unanimously.
- c. Swimming pool opening date June 1** Glen Beckley moved to open the pools on June 1. It was seconded and carried unanimously.
- d. Approve bids to clear gutters at buildings 13, 14, 15, 16** Tim Jackson stated that he learned that anchors (safety hooks) need to be put on the roofs which could be used for gutter cleaning and moss control. HOA Maintenance Services has a bid for \$990 to install the hooks for 4 buildings. Glen Beckley moved to accept the bid from HOA Maintenance Services. It was seconded and carried unanimously.

  - i. Tim Jackson reported that 2 bids were received to clear the gutters at Buildings 13,14,15,16, using the new hooks. One from HOA Maintenance Services for \$790 vs \$600 from Tim Long. Glen Beckley moved to accept the bid from Tim Long. It was seconded and carried unanimously.
- X. Open floor to members – two minutes please.**
- XI. Schedule next meeting date**  
Next meeting is scheduled for 06/26/2014. There will be the Annual Homeowners meeting, followed by a meeting of the new Board.
- XII. Adjourn**  
The meeting was adjourned at 7:40 p.m.