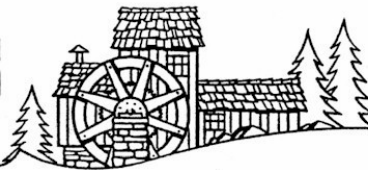


# MILLRIDGE TOWNHOUSES

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



July 2014

## Meetings

On June 26th, Millridge had its Annual Meeting of all homeowners. Immediately following, we had a new Board of Directors meeting. Minutes are attached. The next Board meeting will be on July 24<sup>th</sup>. Submissions of Owner Requests need to be in by July 14<sup>th</sup>.

The annual meeting included committee reports, and an annual report from the President and Treasurer. Copies are attached.

An owner advised us that we were in violation of Millridge Bylaws by allowing a renter to be part of a committee. Without a motion, and a second from the floor to consider modifying our documents, no further action was deemed to be necessary.

Homeowners voted to add Dave Clarke to the Board, as Lauri Seifert declined to run again. Special thanks to Linda Eggers, Dana Murphy, and Shirley Carlson for bringing cakes and iced tea. Linda even considered those who don't like a lot of sugar, and brought carrot cake.

The Board meeting resulted in the following Officers being elected: Tim Jackson, Temporary President; Sue Seaver, VP; Glen Beckley, Secretary; Dave Clarke, Treasurer; Charlene Bray, Member At Large.

The Board voted to approve the year-end 2013 audit. Schwindt & Co again suggested we add their recommended amount to the Reserve Account. This would add another \$ 100 per month to each owner, and require 50% of owners to affirm. At the request of the auditor, the Board declared the existence of a "threat" of a lawsuit. Our attorney has been advised. Details are available to any homeowner who asks; the homeowner's name has been redacted.

## Projects

Siding on the garage walls in the courtyards of buildings 11 and 12 has been completed.

Gutters are now being cleaned with the aid of new safety anchors on buildings 13, 14, 15, and 16. Our recently thatched and aerated turf will need one more fertilizer treatment, scheduled for July 10<sup>th</sup> or 11<sup>th</sup>. The manufacturer recommends pets not be allowed to ingest it. Pot-holes will be filled after July 4<sup>th</sup>.

## Community Corner

### Volunteers

Volunteers are needed to spread mulch in the horseshoe and in front of buildings 13 and 14. Contact Linda Eggers at 503-645-8792.

### Clubhouse

Now is a good time to call Sue Seaver to make your reservations for using the clubhouse. Sue is at 503-629-9049. So far, reservations have been made for July 7<sup>th</sup> and 19<sup>th</sup>.

### Swimming Pools

Guests and persons under 14 must be accompanied by a resident who is over 18.

### Man's Best Friend

Someone with a large dog is not picking up after it. If you see the offender, email us a cell-phone photo and its owner will be fined.

### Common Grounds

We recently had a theft of personal property on the common ground. Please consider bringing these valuables into your courtyard.

### Parking

We have seen lots of improvement and respect for others with our parking. Spaces in front of the pools will have greater demand as it gets warmer.

Happy 4<sup>th</sup> of July