

DRAFT

Our Ref: BOD/27/MRHOA #205
MILLRIDGE TOWNHOUSES
BOARD OF DIRECTORS MEETING
January 22, 2015
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**MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE
MILLRIDGE TOWNHOUSES HELD AT 6:30 PM AT THE MILLRIDGE
HOME OWNERS CLUBHOUSE, LOCATED AT 1610 NW 143RD AVE,
PORTLAND, OR 97229.**

PRESENT:

Tim Jackson – President
Sue Seaver – Vice President
Dana Murphy – 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. Lisa Campbell from CMI was also in attendance

III. Board member attendance

All Board members were in attendance. Tim Jackson asked for another volunteer to join the Board to fill the fifth opening on the Board, but no one volunteered.

IV. Agenda

Glen Beckley moved to accept the agenda. The motion was seconded by Dana Murphy and carried without objection.

V. Accept/Modify minutes of meeting on 12/4/14. Sue Seaver moved to accept the minutes. The motion was seconded by Glen Beckley and carried without objection.

VI. Accept/Modify minutes of Executive meeting on 1/8/15. Sue Seaver moved to accept the minutes. The motion was seconded by Glen Beckley and carried without objection.

VII. Accept/Modify minutes of Special meeting on 1/8/2015. Glen Beckley moved to accept the minutes. The motion was seconded by Dana Murphy and carried without objection

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VIII. Committee Reports

- a. **Treasurer's Report-** Dana Murphy reported that there is nothing to add. Lisa Campbell explained the Reserve Account figures on the year-end financial statement.
- b. **Landscape Report-** Dana Murphy reported there were no committee meetings this month. She reported that the committee was planning to meet 2 weeks before the Board meeting to be better prepared (ie. getting written bids) before the Board meeting
- c. **Architectural Control Committee Report-** One request was approved for a new garage door with windows. Tim Jackson reported that some people have objected to the windows, but he reported that windows in garage doors was approved by the previous Board on March 31, 2011.
- d. **Maintenance Committee-** Tim Jackson reported that some lamp posts are turned on/off by a single photo cell and one of them is not turning the lights off during the day, so it will be replaced. Some drainage problems were reported after the heavy rains. The drains were flushed out. The gutters have been cleared and safety anchors were installed for the workers who clean the gutters. Paul Blomquist requested followup on a commitment to paint the bottom of the garage door at unit 1642.
- e. **Club House-** Sue Seaver reported that there are no pending reservations for the club house.
- f. **Neighborhood Watch-** Shirley Carlson reported that coyotes are roaming through the neighborhood at night so make sure your pets are inside.
- g. **Pool Maintenance-** Nothing to report.

IX. Unfinished Business

- a. **Plants on side of Building 6** Tim Jackson reported that a bid was approved by the Board at the last meeting but the project was not completed by the end of the year. He asked for a motion to approve the project. Sue Seaver made the motion to approve the project. There was no second so the motion did not carry.

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- b. Termination Date for contract with Absolute Perfection Landscaping**
Sue Seaver made a motion to accept the HOA attorney's termination letter, which called for "immediate" termination. The motion was seconded by Glen Beckley. Dana Murphy voted "No", but the motion carried.

IX. New Business

- a. Clubhouse cleaning plan by Sue Seaver.** Sue Seaver reported that the bi-monthly cleaning service wanted to raise their rates from \$60 to \$75. She offered to do the cleaning for the privilege of using the clubhouse. Glen Beckley moved to have Sue Seaver to the cleaning. The motion was not seconded so the motion was not carried.

X. Open floor to members – two minutes please –topics discussed

- a.** Individual homeowners can hire Tim Long (Absolute Perfection Landscaping) for doing work at their units, however work on the common grounds must still be approved by the Board.
- b.** People should bag their cat litter instead of throwing it directly into the dumpsters..
- c.** Some phone numbers need to be updated on the Millridge phone list due to move-ins, move-outs.

XI. Scheduled next meeting date

Next meeting is scheduled for 2/26/2015.

XII. Adjourn

The meeting was adjourned at 7:25 p.m.