

DRAFT

**AO/27/MRHOA #205
MILLRIDGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JUNE 29, 2016
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MINUTES OF THE ANNUAL HOMEOWNERS MEETING OF MILLRIDGE HOMEOWNERS ASSOCIATION HELD JUNE 29, 2016 AT 6 P.M. AT THE MILLRIDGE TOWNHOMES CLUBHOUSE LOCATED AT 1610 ½ NW 143rd PORTLAND OR 97229.

PRESENT: Sue Seaver
Christine Prince
Bob Osborne

ABSENT:

BY INVITATION: Steve Meyer, CAMP, CMCA, AMS
Community Manager
COMMUNITY MANAGEMENT INC., AAMC

Jason Grosz, Attorney
Vial Fotheringham Law Firm

OWNERS AS INDICATED ON THE SIGN IN SHEET KEPT IN THE MILLRIDGE CLUBHOUSE OFFICE.

I. Call To Order

Tim Jackson called the meeting to order at 6:00 p.m.

II. Jason Grosz Presentation

Jason Grosz introduced himself and answered questions from the members.

One owner asked about the bylaws provision 4.8 regarding removal of directors. Jason explained the state statutes pertaining to this item and reviewed the bylaws. Jason stated that the HOA must notice an owners meeting with the topic of removal of directors on the agenda. The Board member to be removed must be able to be heard as well as the owns that wish to have the Board member removed.

One owner asked about bylaws provision 7.4 regarding rules and regulations. The question was that the bylaws conflicts stating in one section that owners must vote on rules/regulations and another section states that the Board has the authority. Jason advised the Board has the authority as this parallels the state statutes for the planned community act. Jason explained when documents conflict that the higher document in the hierarchy will rule.

One owner asked about the provision of the bylaws that deals with a quorum of directors. Jason explained this provision.

One owner asked about the involvement of owners at a Board meeting. Jason advised that unless owners are called upon, that the deliberative authority are the Board members.

One owner asked if the HOA Board has the authority to have owners pay for common area parking spaces. Jason advised there may be fewer parking spaces than owners. Jason stated that the Board has the authority to adopt resolutions to have owners pay for parking spaces.

One owner asked how it is legal to rent common area parking spaces. Jason advised that in other HOAs, Boards charge for common space and it is on a first come first serve basis. A waitlist may be desirable if there are more owners that want parking spaces than are available.

One owner asked if the HOA can dictate what type of vehicle may park in the HOA common area parking spaces. Jason stated the answer is yes and read bylaws section 7.3n/m which deals with this area. The bylaws stated that "trucks" are not allowed. Jason advised the Board may adopt a resolution that defines a truck.

One owner asked if a Board can hold a meeting where owners can ask questions about upcoming items that are coming up for Board decision. Jason advised that committees can hold committee meetings to solicit owner input. Jason also advised owner's forum is a method. Jason advised that if a quorum of Board members attend a committee meeting then this would be a violation of the open meeting laws. Steve Meyer explained the open forum sign up sheet that will allow a Board to see owner's concerns prior to the open forum or start of the meeting.

One owner asked if the HOA can adopt a code of conduct for Board members. Jason advised yes, but conduct is in the eye of the beholder. Jason also stated that if a Board member is acting out of line, that you can ask the Board member to resign or remove the director by a 30% owner petition and the secretary must call a special meeting.

One owner asked about how the board must be organized if the President role is vacant and no one wishes to hold the President position. Jason advised directors are elected by the owners and the Board elects the officers.

III. Calling Of The Roll And Certifying Of The Proxies

Steve Meyer certified that a quorum of unit owners were present in person. 20 owners present were required to meet the quorum requirement.

- owners present
- owners by proxy
- TOTAL OWNERS PRESENT

A quorum was met.

IV. Proof Of Notice Of Meeting Or Waiver Of Notice

Steve Meyer presented the proof of notice of meeting.

V. Discuss / Accept Minutes Of Preceding Meeting

AGREED: David Clark moved to approve the June 25, 2015 Annual Meeting minutes as presented. The motion was seconded and carried without objection.

VI. Open Forum

The open forum took place earlier in the meeting.

VII. Reports Of Officers

A. President Report

The presidents report was included in the owner's packet.

B. Treasurer Report

Steve Meyer presented the treasurer's report.

VIII. Reports Of Committees

A. Landscaping

Report attached. Chris Morris stated there are 7 members on the committee and encourages everyone to read. We hold the meetings on the 2nd Thursday of each month and encourage attendance.

B. Architecture

Betty Lukins presented the architectural committee report. A copy of the report was provided to accompany the minutes. Betty introduced the committee members.

C. Pool Committee

No report given.

D. Maintenance Report

No report given.

E. Clubhouse Report

Sue Seaver presented the clubhouse report which will accompany the minutes. Sue encourages all to use the clubhouse.

F. Neighborhood Watch Report

Shirley Carlson presented the neighborhood watch report.

IX. Election Of Officers

Steve Meyer explained that there is one position open on the Board of Directors. Christine Prince and Laura Holgate are running for the Board at this meeting.

Christine Prince introduced herself and stated why she would like to serve on the Board of Directors.

Steve Meyer opened the floor for nominations. No nominations from the floor were presented. Steve Meyer closed the nominations from the floor.

Ballot voting commenced. The winner of the election was Christine Prince.

Steve Meyer asked for a volunteer for an inspector of elections to oversee the vote counting.

X. Unfinished Business

No unfinished business was presented.

XI. New Business

A. 70-604 Tax Resolution

Steve Meyer presented the 70-604 tax resolution for signatures.

AGREED: Bob Hetzer moved to approve the 70-604 tax resolution as presented. The motion was seconded and carried without objection.

XII. Next Meeting Date

The next annual meeting will be held on June 28, 2017 in the clubhouse.

XIII. Adjournment

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The meeting was adjourned at 7:39 p.m.