

**Approved**

**Our Ref: BOD/27/MRHOA #205  
MILLRIDGE TOWNHOUSES  
BOARD OF DIRECTORS MEETING  
March 24, 2016  
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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 143<sup>RD</sup> AVE,  
PORTLAND, OR 97229.**

**PRESENT:** Tim Jackson – Vice President  
Dana Murphy - Director  
Bob Osborn - Director

**I. Call to Order**

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

**II. Introductions**

Introductions commenced throughout the room.

**III. Board member attendance**

a. All Board members were in attendance except for Sue Seaver and Christine Prince.

**Approve/Modify Agenda 3-24-16**

Dana Murphy moved to accept the agenda. Dana Murphy asked about status of gutter replacement. Tim Jackson stated Sue Seaver still in process of getting bids.

**IV. Accept/Modify minutes of meeting on 2-25-16** moved to accept the minutes. The motion was seconded by Bob Olson and carried without objection.

**V. Committee Reports**

a. **Treasurer's Report-** Tim Jackson gave the report. We are still waiting for the correction from CMI for the 50,000 transfer requested earlier this year. A billing mistake with Walker Garbage was noticed and folled up with by Tim Jackson. There will be a credit to our account for the error.

b. **Landscape Report-** Carol Parker reported a request for annuals.

c. **Architectural Control Committee Report-** Three items were submitted for board approval. An outside light for deck area at 1710, a lock box 1640 and a bench at 1614. The lockbox request was returned for clarification the others passed.

d. **Maintenance Committee- 1596 had fence painted, several roofs were looked at for leaks. Bids were called for moss on siding and fences. The lockbox at 1640 will be installed on brick instead of siding after resubmission.**

- e. **Club House-** Tim Jackson reported that there are no pending reservations for the club house.
- f. **Neighborhood Watch-** Shirley Carlson attended a Washington Co. Sherriff's meeting. It was informative and suggested we set up a meeting to hear information about new policies that could affect out property and surrounding area.
- g. **Pool Maintenance-** Curt Gallaher reported he is looking for pool checkers for the up coming season. Two are needed in the back and four in the front. He also recommended the Pool Guy for work on the pool.
- h. **Solar Committee-** Tim Jackson reported meeting on 3-12-2016. The group decided to use recommendations from other HOA's and is working on completing the rules for our consideration within a few weeks.

**IX.** Unfinished Business

- a. Bench in front of 1614 motioned and approved by all.

**X..** **New Business**

- a. Annuals to be planted by homeowners. Requests to be submitted to Landscaping committee. The committee will approve. Owners will be responsible for maintenance and removal of plants. Motioned and approved by all.
- b Swimming Pool heater Pool Man recommended motioned and approved by all.
- c. Light fixture for 1710 motioned and approved by all.
- d. Boat on the east fence will be towed in 30 days. Notice by phone and flyer will be made through out the property. It will cost up to 150.00 to tow. Motioned and approved

**XI** **Open floor to members – two minutes please –topics discussed**

- a. Elaine Clawson commented on the lack of hedge on North fence.
- b. Rodents found around building 16
- c. Judy Hetzer asked about change in agenda showing the laurel hedge and then not showing it for march meeting.
- d. Ron Burn brought up issues with his concerns surrounding requests.

**XI. Scheduled next meeting date**

Fourth Thursday in April 28, 2016

**XII. Adjourn**

The meeting was adjourned at 7:30 p.m.