

Minutes of Millridge hoa jan 8 2016

Meeting was called to order by Isaac McGuire at 10 am

Those board members present were:

Isaac McGuire – President

Sue Seaver – Treasurer

Tim Jackson – Director at Large

A call was made to fill open board position (VP) to all homeowners in attendance with no response.

There was a call to approve/modify agenda, Tim Jackson motioned to modify moving item c from

Unfinished business to new business

Agenda was approved as modified

UNFINISHED BUSINESS

Painting at Dana and Gary's (House number?) – Motioned by Tim Jackson that painting be allowed to be paid for by Murphey's under 3 conditions:

Same color and matte that is currently used on building

HOA reserves the right to paint over to the original color if the new color does not match and bill home owner

May be painted over when entire building is painted to be consistent with ACC

Seconded by Sue Seaver w/ discussion

Discussion was in regards to be consistent with decisions about paint

Board has decided that a resolution might be necessary and will start with talking to CMI regarding the process.

Call for a vote – Motion carries 2-0

Define roles on board further –

Due to Christine Princes absence, this has been postponed for a further date and it was determined that we can discuss this over email.

NEW BUSINESS

Gutters at Ursula Locke (1600) – Gutters have just been cleaned and we will wait to see the outcome on the gutter drainage. Isaac McGuire said he would talk to Ursula to see if it was working well since the cleaning.

Side note – board discussed resolving maintenance issues and getting record of completion.

Sump pump and Drain items – Motioned by Sue Seaver that board approve quote for 12-15 hundred dollars for CMI services to install 3 new pumps at 1730, 1790 and 1748. Also that board approves Grumpy's to clean drains at 1590 315 dollars.

Seconded by Tim Jackson

Discussed quote to install 3 new pumps in units 1730, 1790 and 1748 for 12-1500 dollars. Bid from CMI services was approved to install pumps at locations and to contact the board for a change order if the installation was over 1500 dollars.

Tim Jackson will follow up with Grumpy's to have drains cleaned

Call for a vote – Motion carries 2-0

Zinc powder roofs to kill moss on roofs – Motioned by Tim Jackson that we approve bid from HOA services to install zinc powder for moss treatment on roofs of 16 buildings, all garages and clubhouse for 1370 dollars.

Seconded by Sue Seaver

Call for a Vote – Motion carries 2-0

Approve/ disapprove creation of a path with left over pavers in front of building 15 for 3000 dollars
Some discussion took place regarding price.
No motion was made, discussion only.

Record retention clarification

Transparency was talked about and how long to keep records. There were a few records that had been discarded and it was spoken about how to dispose of them. In the future we decided that we should vote on the documents to be destroyed and go through them as a board to find what should be kept and what should be destroyed. Oregon law was provided to check records against for certain types of retention requirements as some are required to be permanent.
No motion was made, discussion only.