

MINUTES OF THE BOARD OF DIRECTORS MEETING OF MILLRIDGE HOMEOWNERS ASSOCIATION HELD JUNE 29, 2016 AFTER THE ANNUAL MEETING AT THE MILLRIDGE TOWNHOMES CLUBHOUSE LOCATED AT 1610 ½ NW 143rd PORTLAND OR 97229.

PRESENT: Sue Seaver
Christine Prince
Bob Osborn

ABSENT:

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

I. Call to Order

Steve Meyer called the meeting to order at 7:40 p.m.

II. Introductions

Introductions commenced throughout the room.

AGREED: Sue Seaver moved to nominate Laura Holgate to the Board of Directors. The motion was seconded and carried without objection.

Spencer Morris and Kathy Tamblyn expressed interest in serving on the board.

AGREED: Sue Seaver moved to nominate Spencer Morris to serve on the Board. The motion was seconded and carried without objection.

III. Board member attendance

a. Select New Slate Of Officers

Sue Seaver - Treasurer

Christine Prince - President

Bob Osborn - Director

Spencer Morris – Vice President

Laura Holgate – Secretary

AGREED: Sue Seaver moved to elect the slate of officers as listed above. The motion was seconded and carried without objection.

IV. Approve/modify Agenda

AGREED: Sue Seaver moved to approve the agenda as amended. The motion was seconded and carried without objection.

V. Accept/modify minutes of meeting on 5/26/2016

The Board agreed to wait until the next meeting to review/approve these minutes.

VI. Committee Reports

a. Treasurers Report

No report given.

b. Landscape Report

The committee will look at the plants pruning. Lace bugs were sprayed. The irrigation was discussed. There was an issue with bark dust not being completed. Pacific Landscape covered some of this cost. The committee will review.

c. Architectural Committee

The architectural committee reported. One request was processed at 1648 to install vinyl windows and a new screen door. This request was approved by the committee.

d. Maintenance

No report given.

e. Neighborhood Watch

No report given.

f. Clubhouse

No report given.

g. Pool Maintenance

No report given.

h. Ad-Hoc Solar Panels

No report given.

VII. Unfinished Business

No unfinished business was presented.

VIII. New Business

a. Approve/decline new windows and storm door at 1648

AGREED: Spencer Morris moved to approve the storm door and window installations at 1648. The motion was seconded and carried without objection.

b. Approve/decline Jackson expenditure for "10:00 am" signs

AGREED: Sue Seaver moved to approve the \$48 expenditure. The motion was seconded and carried without objection.

- c. Approve/decline Jackson expenditure for pump house keys

AGREED: Sue Seaver moved to approve the \$19.48 expenditure. The motion was seconded and carried without objection.

- d. Approve/decline fence replacement at 1696

AGREED: Spencer Morris moved to approve the \$1,875 expenditure. The motion was seconded and carried without objection.

- e. Approve/decline NTE bid from Pacific Landscape to replace storm-drain lines in front of building 16

AGREED: Sue Seaver moved to approve the \$5,500 expenditure. The motion was seconded and carried without objection.

- f. Appoint replacement members of the Maintenance Committee

The Board discussed this item.

AGREED: moved to nominate Isaac McGuire Bob Hetzer and Robert Richardson (chair) to the maintenance committee. The motion was seconded and carried without objection.

- g. Rescind parking resolution

AGREED: Sue Seaver moved to rescind the parking resolution that was adopted in May 2016 and re-enact the 2011 parking resolution. The motion was seconded and carried without objection

The Board discussed that there are many items they do and do not agree with in the resolution.

ACTION ITEM: CMI will send the 2011 parking resolution to the Board and eblast to the owners.

AGREED: Sue Seaver moved that the Board will create/review/adopt a survey to be sent out to the owners regarding the parking topic and the decision to adopt the final survey will be ratified at the next Board meeting. The motion was seconded and carried without objection.

- h. Approve/deny events committee

AGREED: Sue Seaver moved that the HOA President will create/appoint an events committee. The motion was seconded and carried without objection.

IX. Open floor to members - two minutes please.

Owners participated in the owner's forum.

X. Schedule next meeting dates

- a. Fourth Thursday in July 28th and the parking meeting will July 23rd.

XI. Adjourn

The meeting was adjourned at 8:27 p.m.