

DRAFT

**AO/27/MRHOA #205
MILLRIDGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JUNE 22, 2017
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MINUTES OF THE ANNUAL HOMEOWNERS MEETING OF MILLRIDGE HOMEOWNERS ASSOCIATION HELD JUNE 22, 2017 AT 6 P.M. AT THE MILLRIDGE TOWNHOMES CLUBHOUSE LOCATED AT 1610 ½ NW 143rd PORTLAND OR 97229.

PRESENT: Christine Prince
Spencer Morris
Sue Seaver
Laura Holgate
Jim Bauer

ABSENT:

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

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

I. Call To Order

Steve Meyer called the meeting to order at 6:00 p.m.

II. 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. A quorum was met.

III. Proof Of Notice Of Meeting Or Waiver Of Notice

Steve Meyer presented the proof of notice of meeting.

IV. Discuss / Accept Minutes Of Preceding Meeting

AGREED: Bob Hetzer moved to approve the June 29, 2016 Annual Meeting minutes as presented. The motion was seconded and carried without objection.

V. Open Forum

The open forum took place earlier in the meeting.

VI. Reports Of Officers

A. President Report

No report given.

B. Treasurer Report

Steve Meyer presented the treasurer's report.

VII. Reports Of Committees

A. Landscaping

Landscape report – The committee will meet on 2nd Thursday monthly. The full report is in the packet. We rely on owners to volunteer. Please volunteer.

B. Architecture

ARC report – Betty Lukins introduced the committee members. Patty has been ill and usually gives the report. There are requests to report on but they will be addressed in the next meeting. The homeowners request form was updated with a correct email address to Steve Meyer.

C. Pool Committee

No report given.

D. Maintenance Report

Maintenance Committee – Laura Holgate reported. Glenn Beckley and Bob Hetzer have been great. They have worked very hard. Laura read a report from Glenn. Glen reported on roofs, aging piping, drain pipes with tree roots and irrigation issues. We have added new irrigation controllers and new sprinkler heads with a savings of \$500. We have replaced downspouts with wider pipes. Tree roots have caused pipe issues. New stronger drainage pipes are needed. The asphalt is crumbling and needs some replacement, especially in the alleys. We have been able to keep up with leaks, mold, etc. We can expect higher maintenance expenses. We may need to increase dues, apply a special assessment for capital expenditures, or ignore the needs and allow the property to deteriorate.

E. Clubhouse Report

Clubhouse Committee – the clubhouse is doing well. We need some cosmetic upgrades. We need volunteer help for renovations such as carpet, paint, etc. We need soap in the clubhouse. Please reserve the clubhouse and feel free to use the pool.

F. Neighborhood Watch Report

Neighborhood Watch – Shirley Carlson reported. We have a renter in the back of the property that is causing some trouble. The police have been out here today. Oak Hills reported a bob cat in the neighborhood.

VIII. Election Of Officers

Steve Meyer explained that there are two positions open on the Board of Directors. Sue Seaver and Tom Messecar are running for the Board at this meeting. Nominations were called from the floor and there were none.

AGREED: Bob Hetzer moved to elect Sue Seaver and Tom Messecar by acclamation. The motion was seconded and carried without objection.

Note: Jim Bauer also is serving on the Board.

IX. Unfinished Business

No unfinished business was presented.

X. New Business

A. 70-604 Tax Resolution

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

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

XI. Next Meeting Date

The next annual meeting will be held on June 28, 2018 in the clubhouse.

XII. Adjournment

The meeting was adjourned at 6:35 p.m.