

VII. Approve/modify meeting minutes from 5/24/17 emergency board meeting

AGREED: Sue Seaver moved to approve the 5/24/17 Emergency Board of Directors meeting minutes as presented. The motion was seconded and carried without objection.

VIII. Committee Reports

a. Treasurer's Report

This report was given at the annual meeting.

b. Landscape Committee

The committee reported. A copy of the written report is attached.

c. Architecture Committee

The committee reported. A copy of the written report is attached.

d. Maintenance Committee

The committee reported. The building 5 roof is being replaced. Glenn/Bob have been filling and repainting all of the holes left from the installation of new downspouts. Some drainage issues are on the agenda and committee recommendations will be reported when we reach those items in meeting.

e. Clubhouse

This report was given in the annual meeting.

f. Events Committee

This report was given in the annual meeting.

g. Neighborhood Watch

This report was given in the annual meeting.

h. Pool Committee

This report was given in the annual meeting.

i. Volunteer Committee

The committee reported. A copy of the written report is attached.

IX. Open floor to members - two minutes please

- One owner thanked the volunteer committee.
- One owner asked about the gutters. Gutter Pro will be doing this work. They will complete when they have work near Millridge.

ACTION ITEM: CMI to contact Gutter Pro and give them 30 days to complete the work or we will contact the Contractor's Bureau and Better Business Bureau.

X. Unfinished Business

a. **Approve/deny** solution to drainage issues around the property (multiple units).

1. **Building 14 - Approve/deny** bid to replace drainage pipes.

Laura Holgate reported (on behalf of Maintenance Committee) that Glen Beckley received a much higher bid from another contractor and recommends approval of the Pacific Landscape bid.

AGREED: Laura Holgate moved to approve Pacific Landscape's bid of \$2933 to dig up and replace 90 ft of drain pipe in front of Bldg 14 that has become clogged and broken due to obstruction of tree roots. Motion was seconded and carried without objection.

2. **1724 - Approve/deny** bid to repair drainage issue.

Laura Holgate reported (on behalf of Maintenance Committee) that the Pacific Landscape bid for solving the drainage issue at 1724 combined repairing the pipe and connecting the pipe to a French drain.

AGREED: Laura Holgate moved to postpone a decision on this bid in order to obtain a separate bid from Pacific Landscape that would cover only the repair/replacement of the pipe, without combining it with the cost of a French drain. The motion was seconded and carried without objection.

3. **1640 - Approve/deny** Owner's request to fix repeated issue of standing water in front of unit.

Laura Holgate reported (on behalf of Maintenance Committee) that a bid of \$963 was submitted by Pacific Landscape for changes to the drainage system in front of 1640, and read from the email sent by Glen Beckley (Maintenance Committee) regarding the situation: *"it's not a simple fix. A portion of his unit is cantilevered over the foundation and that extension is only 3 in. above the ground so you don't have enough room to pile any dirt to slope it toward the sidewalk. Also, Pacific had proposed to extend the length of the receiving pipe from the downspout and cut a few in. off the downspout, which would allow him to pile dirt up against the foundation. Also, some of the groundwater comes from the 2 sump pump pipes that stick out toward the pavement on the north side of his unit. Some of that water flows onto the pavement but you can see a path where the water flows back toward the foundation downhill. Lastly, building up the soil to force the water toward the sidewalk is very likely to create a pool that overflows the sidewalk, so some kind of drain needs to be installed to route the water under the sidewalk so it can join the french drain on the other side of the sidewalk."* The email concluded that, if the board decided to spend the money, Glen recommended that Pacific Landscape be the contractor to do the job.

Laura Holgate moved to deny the request. The motion was seconded and discussion ensued. Factors discussed included that the cost was significant for work that may not completely solve the problem; it's not a constant problem; it's not caused by broken or clogged pipes, and the unit is equipped with two sump pumps.

AGREED: The motion to deny the request was carried without objection.

4. **1642 - Approve/deny** Owner's request to fix repeated problem of water flowing into crawlspace.

Laura Holgate reported (on behalf of Maintenance Committee) that Glen didn't recommend bids received to date because the bids were expensive and the contractors giving the bids only gave the proposed solutions a 50/50 chance that their proposed solutions would solve the problem. However, one solution (different from the others) has been proposed but the bid hasn't been received.

AGREED: Laura Holgate moved that a decision on this request be postponed pending receipt of the remaining outstanding bid. The motion to postpone was seconded and carried without objection.

XI. New Business

- a. **Approve/deny** bid to add Workers Comp coverage for volunteers to our policy.

AGREED: Sue Seaver moved to approve the bid to add Workers Comp coverage for volunteers to our policy. The motion was seconded and carried without objection.

- b. **Unit 1598 - Approve/deny** installation of bedroom and front room windows.

AGREED: Sue Seaver moved to approve the installation of bedroom and front room windows. The motion was seconded and carried without objection.

- c. **Approve/deny** re-creation of #12 parking space. Work to be completed by volunteers with materials donated to HOA.

Sue Seaver moved the re-creation of #12 parking space. Work to be completed by volunteers with materials donated to HOA. The motion was seconded and discussion ensued. Betty Lukens reported (on behalf of ACC) that the ACC received the request too late to make a recommendation on the matter for this month's meeting. In discussion, it was confirmed that the space in question is a small space behind the dumpster that is not big enough for cars or trucks, but was previously used by Don Lukens as a motorcycle parking space and identified as Space #12.

AGREED: Sue Seaver retracted her initial motion and replaced it with a motion to postpone the matter until next month in order to get ACC recommendation. The motion to postpone was seconded and carried without objection.

- d. **Unit 1640 - Approve/deny** the addition of a strip of wood to the bottom of garage door and repainting at the owner's expense.

AGREED: Christine Prince moved to approve the addition of a strip of wood to the bottom of garage door and repainting at the owner's expense for unit 1640. The motion was seconded and carried without objection

- e. **Unit 1640 - Approve/deny** window air conditioner. Plexy-glass to replace wood.

AGREED: Christine Prince moved to approve window air conditioner for unit 1640 and all air conditioner units from June - September annually. Plexy-glass to replace the trim filler and the owners have 30 days to modify their installation if they have an existing AC. The motion was seconded and carried with 3 yes votes and 2 no votes.

ACTION ITEM: CMI to compose a memo to all owners regarding the AC motion and the existing AC mounting modification to use plexi-glass.

f. **Unit 1640 – Approve/deny** Owner's request to put two planter boxes behind garage. **Sue Seaver moved to deny the placement of 2 planter boxes behind 1640. The motion was seconded and discussion ensued. Based on photo the Owner provided, it was noted that the requested containers appear to be large, wooden, raised bed planter boxes which are similar in size and type to what has been required of others to be kept along the fence in the North alley rather than behind garages.**

AGREED: Motion to deny request was carried without objection, but the board will allow the planter boxes on the North Alley behind buildings 13/14/15.

g. **Ratify additional cost** to roof 5 building replacement due to building not having a solid sheet underlay - slatted sheathing not sufficient for composition roof. Add'l cost \$11,275.

AGREED: Christine Prince moved to Ratify additional cost to roof 5 building replacement due to building not having a solid sheet underlay - slatted sheathing not sufficient for composition roof. Add'l cost NTE: \$11,275. The motion was seconded and carried without objection.

h. **Approve/deny** Landscape Committee request to purchase two plants for empty planters at front entrance (\$40).

AGREED: Christine Prince moved to approve the landscape committee request to purchase two plants for empty planters at front entrance (\$40) but to use the money for perennials instead of annuals. The motion was seconded and carried without objection.

i. **Approve/deny** Landscape Committee request to dig out ivy around arborvitaes in back along east fence and spray to kill the rest around the corner (\$200).

AGREED: Christine Prince moved to approve the landscape committee request to have Pacific Landscape dig out ivy around arborvitaes in back along east fence and spray to kill the rest around the corner at a cost of \$200. The motion was seconded and carried without objection.

j. **Approve/deny** Landscape Ccommittee request to repair broken controller for front section of Millridge (\$492).

AGREED: Sue Seaver moved to approve Pacific Landscape's bid to repair broken controller for front section of Millridge (\$492). The motion was seconded and carried without objection.

k. **Approve/deny** Maintenance Committee request to purchase and install leaf guards to sections of gutters with overhanging trees that do not currently have leaf guards (\$50).

AGREED: Sue Seaver moved to approve the maintenance committee request to purchase and install leaf guards to sections of gutters with overhanging trees that do not currently have leaf guards (\$50). The motion was seconded and carried without objection.

I. Approve/deny Landscape Committee's request to kill lilies around 1612 and 1640.

AGREED: Christine Prince moved to approve the landscape committee's request to have Pacific Landscape dig up/kill the lilies around 1612 and 1640. The motion was seconded and carried without objection.

XII. Next meeting dates:

a. Monthly Board Meeting will be 7/27/17 at 6:30

b. The Reserve Budget Meeting date will be announced; scheduling is pending receipt of requested bids and reports.

ACTION ITEM: CMI to ask Apex for the roof inspection. We will go with another roof company if we do not get these within 7 days.

XIII. Adjournment.

The meeting was adjourned at 8:00 p.m.

Millridge Landscape Committee Report
for 6/22/17 HOA Meeting

The Landscape Committee met on Thursday, 6/8/17.

The committee discussed input from homeowners and Pacific Landscape regarding watering the Millridge common areas. Per HOA board directive and Pacific Landscape recommendation, we have set the sprinklers to water one to two times per week, depending on weather. We are watching the plants to make sure they are getting enough water to stay healthy and appreciate input from homeowners in this regard. We do not want to lose plants. We realize some parts of the turf may turn brown, but know that these areas will turn green again in the fall. Pacific Landscape felt that most all our plants have extensive enough root systems to keep the plants alive during hot/dry periods. Pacific advised that over-watering.....besides being expensive...was causing damage to plants (root rot), areas in turf too wet to walk on, and excess water by foundations and in crawl spaces. We all realize we may have to adjust irrigation to some areas and next week Pacific will be increasing water to a few areas in the back that need additional water.

Possible action items. The Landscape Committee recommends that the board approve the following:

1. \$40 to buy two plants (not to exceed \$20 each) to plant in the two empty pots at the entrance to Millridge.
2. \$200 to dig out ivy around arborvitaes in back along east fence and to spray to kill the rest around the corner.
3. \$492 to replace broken controller for front section of Millridge. The screen is broken so watering can't be adjusted (water is going on one to two times per week currently). In the past, a new screen was purchased, but it didn't last long and Micah felt that a new screen only purchase would not be compatible with controller.

Additional action item.... 4. there are broken sprinklers at 1598, 1696 and 1724....and possibly other spots. This spring the board OKed up to \$1500 in repair costs as sprinklers were turned on after winter; we only used about \$300. Pacific is going to turn on sprinklers again and observe how they're functioning. They want to repair as they notice problems. Please allow up to \$1000 for repairs. Micah doesn't anticipate it costing near that amount, but wants to make sure they can fix the problem areas. This request came after our June landscape committee meeting (6/8/17) so the committee has no recommendation on this matter.

The Landscape Committee meets on the second Thursday of each month in the clubhouse at 6:30 pm. We encourage homeowners to attend. We rely on input from homeowners, so please contact us if you have concerns, suggestions or observations. Committee members are: Barbara Getty, Judy Hetzer, Betty Lukins, Jeri Old, Carol Parker, Sue Seaver, Nina Sparr, and Chris Morris (chairperson).

June 22, 2017 A G C Report

Request: 1598 Anna & Justin Dadd request for replacement on new windows installed by Henderson & Daughter. They are Milgard style - line - white vinyl with cedar trim boards. The owner will paint the trim after it's installed. The A G C recommends this request to the board.

Request: 1640 Don Burns - would like to add a 4" x 1' 16 foot wood board at the bottom of his garage door. Don & paint the matching color. The A G C recommends this request to the board.

Request: 1640 Don Burns - two wooden boxes 2' x 2' in size & place them each side of garage door for flowers. The A G C recommends this request.

Request: 1640 Don Burns - the last request from Don is to replace the wood, or cardboard, that covers part of the two windows upstairs that have air conditioners hanging in the windows - and replace it with plexy glass. The Chairperson and 4 committee members do not recommend this to be done. Unless something has 'passed by the A G C' Committee, allowing air conditioners in the windows - this states in our 'By Laws', it is not acceptable if can be seen from common grounds. Betty Lukens ^{ACC} Committee person / Chairperson Patsy Jackson

Millridge Volunteer Committee Annual Report

June 22, 2017

There are multiple projects that the Volunteer Committee has undertaken over the last few months. We have saved our community quite a bit of money by simply taking the initiative to take care of some of these small items as we are able. Indeed, it takes a little longer to finish some of them, but all in all they do get done and of course we save those dollars for the bigger tasks that need done. Some examples are:

<u>Job</u>	<u>Savings</u>
Puttying and painting holes left in siding from downspout replacements.	\$6,000.00
Clear stump grinding	\$ 600.00
Plant Rhodies & spread bark	\$ 350.00
Remove Alberta Spruce (2)	\$ 135.00
Trim crab apple trees	\$ 300.00
Removal of downed limbs from storm	\$ 300.00
Repair of directional signs on main roadway	\$ 180.00

This is a short list of tasks that have been completed so far and I know that Glen and bob are still in process with the puttying and painting. The \$6,000.00 was what we were bid to do this job. Thanks to all who have come out and helped get these time consuming small jobs done. We still have a pretty long list of items that are in need of volunteers to complete. Examples:

Take power washer to be tuned up, Power wash pool decks, Power wash parking spots and paint Visitor spots, Hang Reserved signs in East alley, Paint clubhouse interior, Paint outside lamp posts, Power wash curb areas on roadway, level bench in memorial garden.... The list will keep growing as we see other items that can use attention and of course we hope it will begin shrinking as we get some of these items completed.

Please let us know if you are interested in jumping in to help. Call Sue Seaver 503.799.2169 with the kinds of things you would like to help with or if you have other ideas to go on our list.