

DRAFT

**Millridge Homeowners Association
Meeting Minutes
Special Board of Directors Meeting
September 4, 2018**

A Special Meeting of the Board of Directors of the Millridge Homeowners Association was held at 1610 ½ NW 143rd Avenue, Portland, OR 97229 at 6:30 pm on September 4, 2018 for the following purpose:

Unit 1770 has a small flat roof in the courtyard that has been verified as part of the original construction. It was overlooked in the original estimates and bids for repair of the flat roofs over the garages in Millridge. It is in disrepair and needs to be fixed.

I. Call to order. The meeting was called to order by Justin Redd.

II. Board Member Attendance:

DIRECTORS PRESENT:

Justin Redd (President)

Tom Messecar (Vice President)

Sue Seaver (Treasurer)

Jim Bauer (Director at Large)

NOT PRESENT:

Laura Holgate (Secretary)

III. 1st Motion: Tom Messecar moved to pay Ben Jones \$200.00 to power wash and clean off the small flat roof on the back of unit 1770. Motion was seconded and the issue was discussed. Then the vote was called. The motion passed unanimously.

IV. 2nd Motion: Tom Messecar moved that an amount not to exceed \$300.00 be authorized for Mike Gleason (Commercial Coatings, LLC) to apply coating of the small flat roof on unit 1770 with the same Enduris product that has been applied to all of the flat garage roofs and the three other small flat roofs. Motion was seconded and the issue was discussed. It was pointed out that Mike Gleason indicated that he cannot guarantee whether Enduris will work on that roof segment until he is able to inspect it after the cleaning. The vote was called. The motion passed unanimously.

V. 3rd Motion: Sue Seaver moved that if Mike Gleason judges that the Enduris product will not work on that roof segment, an amount not to exceed \$300.00 be paid to Ben Jones to make necessary repairs using conventional roofing methods. The vote was called. The motion passed unanimously.

VI. The meeting was adjourned by Tom Messecar at 6:51 pm.