

DRAFT

**Millridge Homeowners Association
Meeting Minutes
Emergency Board of Directors Meeting
December 31, 2019**

An Emergency Meeting of the Board of Directors of the Millridge Homeowners Association was held at 1610 ½ NW 143rd Avenue, Portland, OR 97229 on December 31, 2019 to discuss and vote on repair or replacement of sump pump at unit 1640.

- I. **Call to order.** The meeting was called to order at 4:03 pm.
- II. **Board Member Attendance:**
DIRECTORS PRESENT: **Sue Seaver** (Treasurer)
 Laura Holgate (Secretary)
 Jim Bauer (Director at Large)
- III. **1640 - Installation of electrical outlet for direct connection of sump pump.** Sue Seaver moved that Nick Khriswell at ***3Phase Electric be hired to install electrical outlet to power sump pump for a cost not to exceed \$630.*** Motion was seconded and discussed. Discussion: Inspector for pending sale noted that the sump pump in the crawlspace under the unit (not the one outside) is plugged in with an extension cord, which is a code violation. The pending sale is contingent on the sump pump having an electrical outlet designated for the sump pump in a location that allows the pump to be plugged in without an extension cord. After discussion, ***the motion was unanimously carried.***
Sue Seaver committed to communicating approval to contractor and to confirm the electrician's availability to complete the work on 1/7/19.
- IV. **Installation of replacement sump pump.** Sue Seaver moved that contractor ***Dave Warneking Construction be hired to replace existing sump pump with new sump pump at a cost NTE \$475,*** which includes up to \$175 for labor and up to \$300 for new sump pump unit. Motion was seconded and discussed. Discussion: Property inspection done in connection with pending sale noted that the sump pump in the crawlspace under the unit isn't working. Pending sale is contingent on the sump pump being repaired or replaced. Dave Warneking Construction was referred by real estate agent that has the property listing, but was also given a positive recommendation by Glen Beckley (1710), who used him on his own remodel project. Pending sale is contingent on that sump pump being repaired or replaced. Dave Warneking explained that repairing these pumps is usually as (or more) expensive as putting in a new one. After discussion, ***the motion was unanimously carried.***
Sue Seaver committed to communicating approval to contractor and to confirm the contractor's availability to complete the work on 1/8/19.
- V. The meeting was adjourned at 4:12.