

Millridge Homeowners Association

**Minutes – Board of Director’s Meeting**

**Date: Thursday, October 1, 2020**

**Time: 6:00 PM**

**Note:** Per bylaws article 4.9 and ORS 94.640 (10)(c), in communities in which the majority of homes are the primary residences of the occupants, only emergency meetings may be conducted by telephone or video conference. This meeting is deemed an emergency due to the need to conduct necessary business of the HOA during the Covid-19 state of emergency. This statement is given pursuant to ORS 94.640 (10)(b).

I. **Call to Order:** The meeting was called to order at 6:02pm by Laura Holgate.

II. **Board Members in Attendance.**

- a) Laura Holgate
- b) Ann Parker
- c) Sue Seaver
- d) Lynn Weber
- e) Jim Bauer

III. **Board’s election of officers.** Office of Secretary needs filling.

**Motion:** To name Lynn Weber to fill open Secretary position for the remainder of the term

**Motion by:** Laura Holgate

**Seconded:** Jim Bauer

**Motion carried:** Unanimously

IV. **Modify/adopt agenda.** Laura Holgate moved to add: “reimburse Jim Bauer the amount of \$41.79 for his purchase of paint for end unit fence caps” “approve Jim Bauer for \$100.00 Visa gift card to go to Prince of Peace for use of their parking lot,” under New Business.

Add 9/2/2020 Emergency Meeting Notes; 8a continue postponement; 8b will need bid; 9a actual is \$342;

**Motion by:** Laura Holgate

**Seconded by:** Lynn Weber

**Motion carried:** Unanimously

V. **Modify/approve September Minutes**

- a) Change Date from August to September
- b) All other corrections made and update.

**Motion by:** Laura Holgate

**Seconded by:** Jim Bauer

**Motion carried:** Unanimously

VI. **Committee Reports.**

**a) Treasurer Report: Sue Seaver**

- 1) Overall 11.2% under
- 2) Pool underbudget
- 3) Property maintenance overbudget
- 4) CMI Over budget due to extra tax.
- 5) Homeowner back up to date and now on auto pay
- 6) Taxes need to be moved from office admin to taxes and fees.
- 7) Reserves at \$294,000/ paving coming out
- 8) Audit needed

**b) Landscape Report: Chris Morris**

- 1) Committee met with NW Trees
- 2) Fourteen trees need work
- 3) One or two trees to be removed
- 4) Six more trees or plants need planting
- 5) Mulch will be arriving help if you have time to volunteer

**c) ACC Report:**

No requests currently; Ann Bauer monitors

**d) Maintenance Report: Jim Bauer**

- 1) Paving complete with great cooperation between Millridge and paving company, striping also finished.
- 2) PGE fixed the light at the back of the island
- 3) Approved painting between building 15 & 16 not completed
- 4) Fit Construction has yet to be paid by CMI
- 5) End fences need cleaning no painting, power wash and patch.
- 6) Carriage light by Bldg 8 needs concrete work due to car hitting it
- 7) Bonded and licensed friend of Jim's will assist in fixing light by pool.

**e) Neighborhood Watch: Shirley Carlson**

- 1) Someone from a home in Bethany attempted to use garbage dumpsters.

2) Thank you to Jim and Anne Bauer for all their work during the paving project.

VII. **Owner's Forum:** No comments

VIII. **Unfinished Business:**

a) **For record;**

- 1) App't of AD HOC committee for amending/restating CCRs/Bylaws still postponed;
- 2) Adopt new homeowner's manual still postponed;
- 3) Cleaning and/or painting of end unit fences still postponed.

b) Serial Assessment; Ursala Locke talked to Steve Meyer, got no response.

**Motion:** To have Mr. Meyer at the next meeting to answer questions prepared by Ursala Locke and Sue Seaver; Laura Holgate will combine lists of questions and submit to CMI.

**Motion by:** Laura Holgate

**Seconded by:** Jim Bauer

**Motion Carried:** Unanimously

b) **Motion:** to include sidewalk repairs as a reserves expense for budgeting.

**Motion by:** Jim Bauer

**Seconded by:** Sue Seaver

**Motion Carried:** Unanimously

IX. **New Business**

a) **Motion:** Repair to Sump Pump at \$342.00

**Motion by:** Lynn Weber

**Seconded by:** Jim Bauer

**Motion Carried:** Unanimously

b) **Motion:** accept Dave Warniking's Construction bid of \$3773 for long term solution. Rerouting drains to a new culvert so the water doesn't return to the same place and put a continued strain on the pump. (Discussion)

**Motion by:** Sue Seaver

**Seconded by:** Jim Bauer

**Motion to amend:** Sue Seaver (Amended Motion: approve \$3773 plus the cost of small paving repair between buildings)

**Seconded by:** Laura Holgate

**Motion Carried:** Unanimously

c) Big tree maintenance discussion.

1) To keep Magnolia and do maintenance or to remove

**Motion:** Accept bid for tree maintenance and removal of magnolia:

**Motion by:** Sue Seaver

**Motion seconded** (discussion)

**Motion Rescinded by:** Sue Seaver

**Motion:** To accept updated bid for trees of \$2175 for all work, EXCEPT for proposed work relating to the magnolia in front of 1600.

**Motion by:** Laura Holgate

**Seconded by:** Jim Bauer

**Motion Carried:** Unanimously

2) Discussion volunteers removing trees.

**Motion:** All tree removal whether by professionals or volunteers must be approved by the board.

**Motion by:** Laura Holgate

**Seconded by:** Jim Bauer

**Motion Carried:** Unanimously

**Motion:** That volunteers remove the dogwood and the 1726 vine maple.

**Motion by:** Laura Holgate

**Seconded by:** Sue Seaver

**Motion Carried:** Unanimously

**Motion:** Postpone the removal of the Magnolia until further information from NW Trees.

**Motion by:** Laura Holgate

**Seconded by:** Lynn Weber

**Motion Carried:** Unanimously

d) **Motion:** Reimburse Jim Bauer \$100 for purchase of Visa Gift Card for Prince of Peace Lutheran. Thank you for allowing use (at some inconvenience) of parking lot during Millridge paving.

**Motion by:** Lynn Weber

**Seconded by:** Laura Holgate

**Motion Carried:** Unanimously

e) **Motion:** To allow Charlene Bray of 1728 to hold a garage sale at her garage.

**Motion by:** Sue Seaver

**Seconded by:** Laura Holgate

**Motion Carried:** Unanimously

f) **Motion:** Chris Morris asked to reserve two parking places by pool for delivery of mulch.

**Motion By:** Lynn Weber

**Seconded by:** Sue Seaver

**Motion Carried:** Unanimously

X. **Next Meeting date:** The next board of director's meeting will be: November 5, 2020 at 6PM.

XI. **Adjournment.** The meeting was adjourned by Laura Holgate at 7:47 PM.

DRAFT