

MINUTES OF THE ANNUAL HOMEOWNERS MEETING OF MILLRIDGE HOMEOWNERS ASSOCIATION HELD JULY 2, 2020 AT 6 P.M. DUE TO COVID19-RELATED RESTRICTIONS, THE MEETING WAS CONDUCTED VIRTUALLY ON “ZOOM” WITH SIMULTANEOUS TELEPHONE AND VIDEO PARTICIPATION.

DIRECTORS PRESENT:
Tom Messecar (Vice-President)
Sue Seaver (Treasurer)
Laura Holgate (Secretary)
Jim Bauer (Director at Large)
Sheila Darby (Director at Large)

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

OWNERS PRESENT: AS LISTED ON THE RECORDS OF COMMUNITY MANAGEMENT, INC.

I. Call to Order

Steve Meyer called the meeting to order at 6:01 pm.

II. Calling of the Roll and Certifying of the Proxies

Steve Meyer certified that forty-six (46) unit-owners were present by proxy and submitted absentee ballots. Twenty owners were needed to establish a quorum; a quorum was met.

III. Proof of Notice of Meeting.

Steve Meyer explained that the meeting date is later than usual this year because of uncertainty about the meeting location due to the coronavirus restrictions. Once it was confirmed that the location would be a virtual meeting, the meeting date was changed to allow for the required meeting notice and notice was mailed to all owners.

IV. Discuss / Accept Minutes of Preceding Meeting

Steve Meyer read corrections proposed by Laura Holgate to the Annual Meeting Minutes.
1) The first Owner’s Forum item should read: “one owner spoke to Paul Blomquist’s son and the family thanks everyone for their thoughtfulness,” instead of that the owner spoke to Paul Blomquist, who had passed away. 2) The title of section VIII should be “Election of Directors,” not Election of Officers. 3) The last sentence of section VIII should read: “the motion was seconded and carried without objections.” It currently states there was one objection to electing Jim Bauer, which isn’t correct.
Steve Meyer asked all in attendance if there were any objections to making the

corrections. He confirmed that the minutes had been approved by the votes in the absentee ballots and this his recommendation was that, if there were no objections to the three proposed corrections, that the minutes reflect that the 2019 Annual Meeting Minutes are approved as amended. He then asked a second time if there were any objections and allowed time for same; no objections were made.

AGREED: The June 6, 2019 Annual Meeting minutes are approved as amended.

V. Open Forum

Steve Meyer un-muted the microphones of all owners participating in the virtual meeting and invited them to speak or raise their hand if they wanted to make a comment for the Open Forum. There were no comments.

VI. Reports of Officers

A. President's Report

Office of president is currently vacant. No report.

B. Treasurer's Report

Sue Seaver, Treasurer, submitted a written report. A copy is attached.

VII. Reports of Committees

A. Landscaping

Chris Morris, landscape committee chairperson, submitted a written report. A copy is attached.

B. Architecture Control Committee ("ACC")

No report.

C. Pool Committee

No report.

D. Maintenance Report

No report.

E. Clubhouse Report

Sue Seaver, clubhouse committee chairperson, submitted the following written report: The MRHOA clubhouse had a few renters during the year but not as many as the previous year due to the pandemic, and I believe due to the deteriorating condition of the facility. We need to paint, replace flooring, and update some of the furniture to make it a more pleasing area where residents can host parties and invite Family.

F. Neighborhood Watch Report

Shirley Carlson, Neighborhood Watch, reminded everyone to stay safe and be careful.

VIII. Election of Directors

Steve Meyer explained that there were two positions open on the Board of Directors and it was

AGREED: Absentee ballots have been counted and Sue Seaver and Ann Parker are elected. There were no write-in votes submitted.

IX. Unfinished Business

No unfinished business was presented.

X. New Business

A. 70-604 Tax Resolution

Steve Meyer explained that the 70-604 Revenue Ruling is a revenue reimbursement tax election that the association has adopted every year as recommended by the association's CPA.

AGREED: Absentee ballots have been counted and the 70-604 Tax Resolution is unanimously adopted as presented.

XI. Next Meeting Date

The next annual meeting is tentatively scheduled for June 3, 2021.

XII. Adjournment

The meeting was adjourned at 6:16 pm.

Millridge HOA annual Treasurers report

The Millridge HOA was able to stay close to budget, but was unable to complete many items on the reserve study. We were able to reroof one building, and do a few touch up paint projects to push out a complete painting project on several buildings. The bottom line is, we need to increase our reserve account so we can do the required upkeep to our biggest asset, our homes. Millridge enjoys one of the lowest HOA fees in the Metro area, and while that is a good thing, it is also really starting to show in our crumbling roadways, old tilting carriage lights & mismatched siding throughout the community just to name a few.

It would be really nice to be able to complete all of the items on our reserve study and make Millridge look as good as it possibly can, increasing our property values and making it an overall more pleasing place to call home.

I hope you will all join in and support upcoming meetings to work on how we can get some of these repair/maintenance items completed over the next few years. We need all of our Home Owners to come together and make it happen.

Sue Seaver

MRHOA Treasurer

Millridge Landscape Committee Annual Report
July 2, 2020

The Millridge Landscape Committee, composed of volunteers, works with homeowners, the HOA Board of Directors, CMI and vendors (Pacific Landscape Management and Northwest Tree Specialists) on issues pertaining to landscape. The current committee members are: Barbara Getty, Carol Parker, Betty Lukins, Kathleen Noss, Ann Bauer, Sue Seaver and Chris Morris (chairperson). The committee receives input from homeowners...requests, concerns and observations. We research and then make recommendations to the Board.

Millridge contracts with Pacific Landscape Management (PLM) to provide regular landscape services. The landscapers are paid out of the landscape maintenance budget. The landscape committee has an annual landscape miscellaneous budget to cover other needs and wants. We have a budget to pay for sprinkler system repairs, and...for the first time.... we have a small budget to pay for work on our big trees. Generally, expenses with long term effects are paid for out of reserve funds. The committee works with Pacific Landscape on a weekly basis. Molly Rios-Nogales, our Pacific representative, receives input from committee and board, oversees the on-site crew, and makes recommendations based on her expertise.

Irrigation (sprinkler) issues are communicated to the landscape and maintenance committees. We pass along concerns about over and under watering, and about faulty equipment to the Pacific crew. If the problem requires expenditure of funds, we work with the board who must approve or disapprove these expenses.

We on the committee appreciate the support of the Millridge community, in terms of input, ideas, donations, help with planting, watering, clean-up, etc. We encourage homeowners to provide us with input. We appreciate the support we receive from the board and truly appreciate how hard they work for Millridge. During the virus, we have been communicating through email, texts and walks outside. Once we are able to meet in person, we will resume our monthly meetings at the clubhouse. We meet on the third Thursday at 6:30 pm. We invite all homeowners to attend.