

Millridge Homeowners Association  
**Minutes – Board of Director’s Meeting**

**Date: Thursday, February 4, 2021**

**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)

**1. CALL TO ORDER:** At 6:01 pm Laura Holgate called the meeting to order.

**2. BOARD MEMBERS IN ATTENDANCE:** Laura Holgate  
Jim Bauer  
Sue Seaver  
Ann Parker  
Lynn Weber

**3. MODIFY/ADOPT AGENDA:**

**Motion:** Laura Holgate made a motion to adopt the agenda.

**Motion** by: Laura Holgate

Seconded by: Jim Bauer

**Vote:** Unanimously carried

**4. APPROVE MINUTES OF 01/07/2021 MONTHLY BOARD MEETING:**

**Motion:** Laura Holgate made a motion to approve the January Minutes.

Motion by: Sue Seaver

Seconded by: Jim Bauer

**Vote:** Unanimously carried

**5. COMMITTEE REPORTS:**

**a. Treasurer’s Report:** Sue Seaver reports that we have evened out to 1.6% under budget.

1. Landscape misc. appeared to be over-budget on 12/31/2020. Need to check it out.
2. Property maintenance over budget, swimming pools being closed made it up. Some items need to be reclassified Jim Bauer and Sue Seaver will check on those.
3. Need to exam a small fee increase to owners.

**b. Landscape Committee Report:** Chris Morris reports

1. No in-person meetings
2. No homeowner's requests
3. Need to apply moss control for turf relief.
4. Already approved plants will go in this spring.
5. More mulch will be applied.
6. PLM is pruning now, building 1-12 are finished.
7. Sprinkler technicians (techs) need guidance, arrangements will be made to accompany them as they move through the neighborhood.

**c. ACC Report:** Betty Lukin reports there are no homeowner requests.

**d. Maintenance Report:** Jim Bauer reports that

1. The Sensor, on top the pool house, for the rear lighting is being triggered by the sun.
2. Water is leaking off the roof of the back pool's house and getting inside, no damage as yet.
3. Many needles in the gutters. Still checking on gutter cleaner companies.
4. Sump Pump inspection/replacements not completed as yet. Sump pump at end of building6 has a temporary fix by D & F Plumbing. Beaverton Plumbing put pipe out to street to divert water. Quarter unit of River Rock laid on pipe for now. Two additional units at delivered for \$50.00. Weather cancelled Vancouver paving, \$500.00.
5. On going project by Fit; will be spot painting and cleaning end unit walls.
6. Chris Morris recommended "Distinctive Service" for gutter cleaning.
7. Drains are flooding at front end of neighborhood.

**e. Neighborhood watch:** Spencer repaired locks on mailboxes.

**f. AD HOC funding options:** Thursday February 19<sup>th</sup>, meet to discuss; Single raising of fees; serial assessment; Amend CCRs to raise fees at a higher percentage each year.

**6. OWNERS' FORUM.** Reminder if owners have complaints or comments they need to call CMI or a Board Member. They can remain anonymous.

**7. UNFINISHED BUSINESS:**

**a. Sump Pumps**

1. Two of three sump pumps replaced: 1730 and 1740. This came under CMIs Emergency replacement. Need to ratify payment of \$1770.95.

**Moved** by: Sue Seaver

Seconded by: Laura Holgate

**Vote:** Unanimously carried.

2. Don Cook Plumping replaced a Flapper Check Valve on Betty Lukins pump.
3. Replacement needed for 1724. Wait for Beaverton Plumbing bid.
4. Schedule Massey for next year and a repair day for within two weeks after

inspection.

6. **Motion made:** to hold special meeting the day we get bid for the replacement at 1724.

**Moved by:** Laura Holgate

Seconded by: Jim Bauer

**Vote:** Carried unanimously.

**b. Gutter Cleaning**

**Motion made:** to postpone any vote until we have a confirmed bid.

**Moved by:** Laura Holgate

Seconded by: Lynn Weber

**Vote:** Carried unanimously

**c. Parking Rules**

1. **Motion Made:** to draft resolution to review next month.

**Moved by:** Laura Holgate

Seconded by: Lynn Weber

**Vote:** Carried unanimously

2. **Question on PODs, Personal Dumpsters?**

**Motion Made:** to include in parking rules.

**Moved by:** Jim Bauer

Seconded by: Sue Seaver

**Vote:** Carried unanimously

3. **Motion made:** To help with parking problem have stripping done at time of paving.

**Moved by:** Sue Seaver

Seconded by: Jim Bauer

**Vote:** Carried unanimously

4. **Motion made:** To keep rule regarding licensing of cars on property.

**Moved by:** Laura Holgate

Seconded by: Jim Bauer

**Vote:** 3 to 2 against keeping it.

**8. NEW BUSINESS:**

**a. Building 16 Mailbox Damage.**

**Motion made:** To leave them alone and do nothing unless it happens again.

**Moved by:** Jim Bauer

Seconded by: Laura Holgate

**Vote:** Carried unanimously

**b. Spring moss treatment.**

**Motion made:** to approve the bid by Pacific Landscaping to apply Turf Moss Treatment for the cost of \$474.00.

**Moved by:** Laura Holgate

Seconded by: Jim Bauer

**Vote:** Carried unanimously

**c. Reimbursement to Michael Holgate:**

**Motion made:** to reimburse Michael Holgate for printer ink (purchased for Laura Holgate's home printer and special association meeting materials)

**Moved by:** Sue Seaver

Seconded by: Lynn Weber

**Vote:** Carried unanimously

**d. River Rock need.**

**Motion made:** to get two units of River Rock at \$50.00 delivered.

**Moved by:** Jim Bauer

Seconded by: Lynn Weber

**Vote:** Carried unanimously

**9. Meetings.** Next regular Board of Directors Meeting to be held on Thursday 03/04/2021 at 6:00 PM.

**10. Adjourned at 7:54PM**