

Millridge Homeowners Association

Minutes – Board of Director’s Meeting

Date: Thursday, April 8, 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 6:03 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: to adopt the agenda with changes: add 8(f) - Reimburse Jim Bauer amount of \$17.94 for paint purchased for water diversion bump in alley behind building 6

Moved by: Laura Holgate

Seconded by: Lynn Weber

Vote: Unanimously carried

4. **MODIFY/APPROVE MINUTES OF 03/04/2021 MONTHLY BOARD MEETING:**

Motion: to approve the March Minutes.

Moved by: Laura Holgate

Seconded by: Jim Bauer

Vote: Vote approved by majority (Ann Parker temporarily unavailable to vote).

5. **COMMITTEE REPORTS:**

a. Treasurer’s Report. Sue Seaver reports:

1. Year to date 1% below anticipated budget.
2. Accounts Receivable up \$1000 from last month.
3. Plumbing is over budget due to more sump pump replacements than anticipated.
4. Income exceeds operating budget by 4600.00

b. Landscape committee. Chris Morris reports:

1. Homeowner at 1688 wants to dig out and transplant Japanese Maple. Pacific Landscape (“PLM”) says that it won’t be successful.

2. Filbert by the fence may eventually have to be removed as it is intertwining and may damage the fence.
3. PLM will be treating the lawn with moss control on the 16th. Notification to homeowners to stay off until dry, especially pets.

c. **ACC.** Betty Lukin reports: no owner requests except her wall request (New Business).

d. **Maintenance committee.** Jim Bauer reports:

1. Gutter replacement completed, and vendor (Distinctive Services) asked to schedule Millridge for next year.
2. Diversion channel bump painted and working.
3. Fit construction is on property finishing sot painting and under eaves work.
4. Kurt reports need for masonry work to repair pool edge on front pool

e. **Pool committee.** Penny Moody will report during New Business.

f. **Neighborhood watch:** Shirley Carlson Reports. hit and run doorbell ringers and knockers late at night. Those targeted are fearful. Deputies will be patrolling through the area on a regular basis.

6. OWNERS' FORUM.

a. Ursula Locke questions expense for paving this summer. Board response: expense already approved, but will confirm sufficient funding or revise scope of paving projects for this year; will schedule board workshop to discuss.

7. UNFINISHED BUSINESS.

a. **Ratification of expense for Sump Pump at 1640.**

Motion: to postpone until next month when receipts/invoice for actual amount is received.

Moved by: Laura Holgate

Seconded by: Jim Bauer

Vote: unanimously carried.

b. **Parking Rules:** Laura Holgate requested that directors to go over draft of new resolution and send comments to her prior to next meeting for revised draft; and to to review 2001 and 2011 parking resolutions and parking rules in homeowners' manual and make notes of what should or shouldn't be included in new resolution. Owners will have opportunity to provide input prior to adoption.

8. NEW BUSINESS:

a. **1640 (Anderson) requests removal of diversion strip at NW corner of alley.**

Motion: to deny request.

Moved by: Jim Bauer

Seconded by: Lynn Weber

Vote: unanimously carried

b. **1592 (Siefert) requests roof repairs and mold repairs to attic.**

Motion: to deny request.

Moved by: Laura Holgate

Seconded by: Sue Seaver

Discussion: Aylwin Construction inspected the roof and attic and found roof in good condition with no leaks; determined mold was from temperature in attic and insufficient insulation. Owners are responsible for maintenance and repairs in attics and crawlspaces.

Vote: unanimously carried

c. 1736 (Lukins) requests authorization to rebuild wall in front of heat pump.

Motion: to approve the rebuilding request with work to be done at owner's expense.

Moved by: Jim Bauer

Seconded by: Laura Holgate

Vote: Approved by majority, Ann Parker temporarily not present for vote.

d. 1626 (Potempa) requests authorization to install two Solar Tubes for natural lighting.

Motion: to give conditional approval, subject to ACC making a recommendation and with owner responsible for all repairs related to the solar tubes, including roof repairs, and for notice to be recorded with county so the owner obligation for repairs runs with the property.

Moved by: Laura Holgate

Seconded by: Ann Parker

Vote: unanimously carried

e. Set opening date for pools.

Motion: to reopen on Memorial Day Weekend.

Moved by: Sue Seaver

Seconded by: Ann Parker

Discussion: Oregon Health Authority issued new requirements that apply to limited use pools that include requirement to monitor social distance in pools and pool areas; would need many volunteers; pool committee has difficulty getting volunteers even for the required pool checks, so it's unlikely to get enough volunteers to monitor and enforce the 6 ft distance required.

Motion rescinded by Sue Seaver.

New Motion: to schedule reopening for end of June, conditioned on ability to meet all requirements in effect at that time.

Moved by: Sue Seaver

Seconded by: Ann Parker

Vote: new motion unanimously carried

f. Reimburse Jim Bauer \$17.94 for paint for the water-diversion bump in alley behind bldg. 6.

Motion: to approve reimbursement

Moved by: Sue Seaver

Seconded by: Lynn Weber

Vote: unanimously carried

9. Meetings.

DRAFT Minutes of 4/8/2021 board meeting

- a. Next regular Board of Directors Meeting to be held on Thursday 05/13/2021 at 6:00 PM. Laura Holgate will see if Steve Meyers can run the meeting because she has a scheduling conflict that date.
- b. Board workshop will be held Thursday April 29th at 6PM. There will be no voting.

10. Meeting adjourned at 7:15PM by Laura Holgate

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