

DRAFT 08/24/21

Millridge Homeowner's Association
August 2021 Board of Director's Meeting

Date: August 12, 2021 / Time: 6:30 PM

1. **Call to Order:** 6:40 PM
2. **Board Members in Attendance:** Jim Bauer
Sue Seaver
Lynn Weber
3. **Modify / Adopt agenda:**
Motion to approve by: Sue Seaver
Seconded by: Jim Bauer
Vote: Unanimous Approval
4. **Modify/ Approve minutes** of 06/17/21 Monthly Board Meeting.
Motion to approve by: Sue Seaver
Seconded by: Jim Bauer
Vote: Unanimous Approval
5. **Committee Reports:**
 - a. **Treasurer's Report** – All utilities are going up, and will continue to do so. The HOA is trying to keep costs in line with the budget but to stay solvent HOA dues must be reviewed.
 - b. **Landscape Report** – Removal of Rhododendrons that are dead back by mailboxes have been recommended by the committee. Bid has been received from PLM for under \$700.00 which includes removal of the root ball.
 - c. **ACC** – Light tube needs review
 - d. **Maintenance Report** –
 1. Juniper removal project is complete.
 2. September paving project is set. Vancouver Paving has confirmed.
 3. Striping will be done all at once after the paving project.
 4. Painting is done, some minor touch up is needed.
 5. Pool was inspected, getting bids from contractors, won't be usable this season.
 6. Railings needed for stairs Buildings 11 and 12
 7. Vent screen is needed for roof on unit 1722
 - e. **Neighborhood Watch** – Burning car dumped for, presumably, snapchat video. Has been removed by registered owner. Needed – “NO Outlet signs”
 - f. **ADHOC** – None
 - g. **Pool Report-**
 1. Staying with 12-person limit. No day for seasonal closure is set. If anyone is in the front pool, call Board right away and okay to call WCSO Non-Emergency (503)629-0111

6. **Owner's Forum** – Discussion by Ursula Locke and Betty Lukins about needing to clean up the flower bed by Ursula's home.

7. **Unfinished Business** –

- a. Pool Repair: American Leak Detection came and did a full inspection on the large pool. The tech worked for 4 full hours and found a leak in one of the returns as well as a leak in 1 of the 3 skimmer baskets. He was able to make a temporary repair to the skimmer basket at a cost of \$10.00, The entire inspection and repair cost was \$1185.

Motion to: Pay Invoices for these repairs made by Sue Seaver.

Moved by: Jim Bauer

Second by: Lynn Weber

Vote: Unanimous Approval

- b. Estimate by Old Country Construction:

Replaster, inspect, undercoat, 2 additional coats of plaster, tile work, pool surround and one year guarantee. Approximately \$70,000

Still trying to get another estimate or two.

1. Need to think about a onetime assessment to cover the cost. This keeps our property values at a premium level.
2. If people would rather pat monthly it will cost them more over time due to administrative costs.
3. Ideas for households to fund this are available.

- c. Estimate by American Leak Detection: replacement of all 3 skimmer baskets which were installed in late 1960's, is approximately \$4,000 each.

- c. Unit 1656 has a car that has been blocking the driveway. This needs to be corrected as it is an everyday occurrence.

- d. Steve needs to be asked for a list of owners in the East Alley.

8. **New Business** –

- a. **Motion to** tell Club house renters no to using the pool deck for parties until repairs are made.

Moved by: Lynn Weber

Seconded by: Sue Seaver

Vote: Unanimous Approval

- b. **Motion made** for clean up of garden area in front of building 3 and covering it with river rock in place of bark that will be blown away. This project will be financed by those home owners near the area. Ursula Locke and Betty Lukins want to take this on.

Moved by: Lynn Weber

Seconded by: Sue Seaver

Vote: Unanimous Approval

- c. **Motion to** approve removal of rhododendrons on island in cul de sac, NTE \$700.00
Moved by: Lynn Weber
Seconded by: Sue Seaver
Vote: Unanimous Approval
- e. **Motion for** Fit Construction to enact repairs in 11 locations, including two rails by bldg. 11 &12 and a new vent screen for 1722 not to exceed \$900.00
Moved by: Sue Seaver
Seconded by: Jim Bauer
Vote: Unanimous Approval

9. Next regular Board of Director's Meeting to be held at the Clubhouse. Proposed date is September 16, 2021, at 6:00 PM

10. Adjournment at 8:21 PM

Moved by: Lynn Weber

Seconded by: Jim Bauer

Vote: Unanimous Approval