

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

**Date: Thursday June 10, 2021**

**Time: 6:30 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 6:21 pm Steve Meyer called the meeting to order.

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

**3. MODIFY/ADOPT AGENDA:**

**Motion:** Jim Bauer made a motion to adopt the agenda with change to 5e TVFR turning needs into property.

**Motion by:** Jim Bauer

Seconded by: Lynn Weber

**Vote:** Unanimously carried

**4. MODIFY/APPROVE MINUTES OF PRIOR MEETING:**

**Motion:** Jim Bauer made a motion to approve the Director’s Meeting 5/13/2021.

**Motion by:** Jim Bauer

Seconded by: Lynn Weber

**Vote:** Vote approved unanimously

**5. COMMITTEE REPORTS:**

**a. Treasurer’s Report:** Sue Seaver reports.

1. Small excess but budget is tight. Need to look at ways to add money to the budget. Many needs can come up unexpectedly, pool repairs on big pool as an example.

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

1. Did not meet in person this month.
2. Requesting mulch delivery to coincide with paving.
3. Irrigation appears to be okay

**c. ACC Report:** No one present to make report

**d. Maintenance Report:** Jim Bauer reports – see annual report.

**e. Neighborhood Watch:** Shirley Carlson reports- Lady from Terra Linda Condos is still bringing her dog over to defecate in our grass. Has heard from WCSO that there is some gang activity in the Condos as well.

**6. OWNERS' FORUM:**

**a.** Shirley Carlson would like people to be aware of packages being left in wrong places.

**b.** Ursula Locke wants to know what will, if anything, will go where the big tree cherry tree was removed. Also, what is being done with the grindings from it. Landscape committee is working on that presently.

**c.** Laura Holgate wants to remind people to trim trees in their courtyards, so they don't rub siding or roofs. These trees are not in the common area so are owner's responsibility.

**7. UNFINISHED BUSINESS:**

**Nothing reported at this time.**

**8. NEW BUSINESS:**

**a. Election of Officers:**

**1. Voted on in Annual Meeting:**

**Sue Seaver:** Treasurer

**Anne Parker**

**Jim Bauer:** Maintenance

**Lynn Weber:** Secretary

**b. Motion to have PLM trim Junipers in preparation for paving at \$902.00:**

**Moved by:** Sue Seaver

Seconded by: Jim Bauer

**Vote:** Carried unanimously

**c. Motion to:** Approve striping bid of \$1250

**Moved by:** Jim Bauer

Seconded by: Sue Seaver

**Vote:** Carried unanimously

**d. Motion to:** For cameras to monitor pools

**Moved by:** Sue Seaver

Seconded by: Lynn Weber

Discussion: Need to be remote on both pools. Not to exceed \$350.00. Need Wifi.

Need to check legalities.

**Table for now**

9. Meeting: July1st, 2021 at 6:00 PM

10. Adjournment at 6:58pm

**Moved by:** Jim Bauer

Seconded by: Sue Seaver

**Vote:** Unanimous

## Maintenance report for HOA meeting 6/10/21

Inbox



**Jim Bauer**

Jun 8,  
2021,  
1:58 PM

to Steve, Lauren, Sue, me, Ann, Laura, Annie

No meeting took place of the maintenance committee this month. All members of the committee were contacted via email.

### **Completed projects:-**

#### **End fence painting - touch up**

Almost finished

### **Ongoing projects:-**

#### **2021 Paving Project at Millridge :-**

Dates are July 22 & 23 and July 29 & 30. Further information /plan schedule for owners to be notified will be completed and sent out in advance nearer the time. Ongoing work .

To prepare for the paving project the juniper hedges have to be trimmed back due to over hang on the paving on the North property line. A bid has been sent in by Pacific and will cost \$902.

Striping will need to be redone after the new paving has been laid and any existing striping which has faded on the rest of the complex at Millridge will also be done on the same bid.

Vancouver paving cannot do this due to work comittments.

JAM paving company who did the paving last year has been contacted and we are waiting for a bid to come in from them.

**Front Swimming Pool repairs :-**

Awaiting a bid from Ash Tree Enterprises. ( Also Washington County pool inspector has to inspect the pool - see Pool Committee)



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