

Millridge Homeowners Association
Minutes – Board of Director’s Meeting

Date: Thursday May 13, 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 6:02 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 changes.

Changes: Add 8g. Approval for volunteers to cut back Junipers behind Bldg 11 for paving.

Motion by: Jim Bauer

Seconded by: Lynn Weber

Vote: Unanimously carried

4. MODIFY/APPROVE MINUTES OF PRIOR MEETING:

a. Motion: Jim Bauer made a motion to approve the Director’s Meeting 4/08/2021.

Motion by: Jim Bauer

Seconded by: Lynn Weber

Vote: Vote approved unanimously

b. Motion: Sue Seaver moved to approve workshop minutes of 04/29/2021.

Motion by: Sue Seaver

Seconded by: Jim Bauer

Vote: Vote approved unanimously

5. COMMITTEE REPORTS:

a. Treasurer's Report: Sue Seaver reports.

1. Year to date 1.2% below anticipated budget.
 - a) \$237,000 in reserve assets.
 - b) Plumbing is over budget until moved.
 - c) Pool expenses under budget.
2. 6% under budget in operating expenses

b. Landscape Committee Report: Chris Morris reports

1. Met in person. Would like to schedule another order of mulch for spreading. Need to coordinate with July paving.
2. Voted to recommend ornamental cherry to replace the one removed.
3. Chris will come up with a volunteer plan
4. Need to have sprinklers checked.

Motion to: approve mulch delivery coordinated with paving

Motion by: Lynn Weber

Seconded by: Sue Seaver

Vote: Carried unanimously

c. ACC Report: No one present to make report

d. Maintenance Report: Jim Bauer reports that

1. Fit construction severely injured at another job. New contractor Josiah Payne has put in a bid.
2. Additional paving scheduled for July.
3. Hedges to be trimmed behind Bldg 11 prior to paving.
4. Masonry work needed to repair pool edge on front pool.

e. Neighborhood watch: Shirley reports Washington County Sheriff's Deputies are still patrolling our community on a regular basis.

f. Pool Committee: Kurt and Penny are getting referrals for immediate attention to the masonry. Sam Nixon is one that has been talked about.

6. OWNERS' FORUM: Shirley would like updated license plates of owners to be sent to CMI

7. UNFINISHED BUSINESS:

a. Parking Rules:

Motion: Should draft of new parking rules go to all homeowners?

Motion by: Sue Seaver to send them out.

Seconded by: Lynn Weber

Vote: Carried unanimously

8. NEW BUSINESS:

a. Low Hanging Branches: Should volunteers trim the branches?

Motion by: Sue Seaver to approve volunteers trimming the branches

Moved by: Sue Seaver

Seconded by: Lynn Weber

Vote: Carried unanimously

b. Motion to Increase Paving cost for 2021:

Motion by: Jim Bauer to increase paving to \$114,000 to include striping and contingencies.

Sue Seaver wants owners reminded that the remaining special assessment is part of this in the budget.

Moved by: Jim Bauer

Seconded by: Sue Seaver

Vote: Carried unanimously

c. Motion to: transfer \$30,000 from Operating Contingency to Replacement Reserves

Moved by: Lynn Weber

Seconded by: Sue Seaver

Vote: Carried unanimously

d. Motion to: Allow 1606 to put in new windows and doors.

These are replacement windows, look the same and a lifetime guarantee

Moved by: Sue Seaver

Seconded by: Jim Bauer

Vote: Carried unanimously

e. Motion to: approve Orson Haynie to complete painting under Josiah Payne's license.

Bid is \$1590 a little less than Fit Construction.

Motion by: by Sue Seaver

Seconded by: Jim Bauer

Vote: Carried unanimously

f. Appoint Nomination Committee.

Jim Bauer will head committee

g. Motion to: have junipers cut back for paving, not to exceed \$500.

Motion by: Sue Seaver

Seconded by: Lynn Weber

Vote: Carried unanimously

9. Meetings.

a. Annual Meeting at 6:00 PM on June 10, 2021.

b. Monthly Board Meeting to follow at 6:30 PM on June 10, 2021.

10. Steve Meyer moved to adjourn:

Seconded by Sue Seaver

Vote: Carried unanimously

Adjourned at 7:23PM