

Millridge Townhomes
Board of Director's Meeting

1. **Call To Order:** By Steve Meyer Nov. 04, 2021 at 6:08 PM
2. **Board In Attendance- Quorum has been met.**
Jim Bauer,
Sue Seaver,
Lynn Weber,
Anne Parker
3. **Modify/ Adopt Agenda:** Add New Business: 5.g,8.i, 8.j
Motion to approve: Sue Seaver
Seconded by: Jim Bauer
Carried Unanimously
4. **Modify/Approve Minutes for October 4,2021:**
Motion to Approve: Jim Bauer
Seconded by: Anne Parker
Carried Unanimously
5. **Committee Reports:**
 - a. **Treasurer's Report:** Sue Seaver – Budget time! Tim Jackson has worked to prepare the HOA budget using information he researched from our utility companies. Due to increased costs for all utilities and services for the HOA, there will be less going to the reserve account next year. We will need to hold a special meeting to raise fees above the limit in the ByLaws.
 - b. **Landscape Report:** No report at this time.
 - c. **ACC Report:** Betty Lukins – reports that the new door at 1718 is in and looks great.
 - d. **Maintenance Report:** Jim Bauer – Rail for 1640 is pending, need to resubmit bid. Have the gutter company check the gutter above the garage by Ursala Locke and Anne Parker's homes. Direction sign in the rear cul-de-sac has been repaired. This coming Monday the sensor for the lights in the back will be adjusted.
 - e. **Neighborhood Watch:** Shirley Carlson - No new report.
 - f. **AdHoc:** Nothing to report
 - g. **Budget Committee Report:** Board Needs to make a decision to approve or decline by Nov 17th at 6PM
 - h. **Pool Report:** Penny Moody – Short of Pool Keys need to order more new keys.
6. **Owner's Forum:** no comments

7. **Unfinished Business:**

- a. **Rail for 1640:** Fit Construction needs to install 1 pressure treated rail not two. This will meet ACC standards. This should drop the bid from \$580 to \$290. It can be approved at that dollar amount.
- b. **Big Tree Trimming:** December 9th will be the HOA trees trimming day. Homeowners that have signed up for this service need to leave garage doors open for the arborists to gain access.
- c. **Pool Bid:** Sue Seaver reports just one bid has been turned in to date. Still working to get a second bid.
- d. **HOA Insurance Renewal:** American Family Insurance annual insurance renewal
Motion to approve: Sue Seaver
Seconded by: Jim Bauer
Carried Unanimously

8. New Business:

- a. **Approval of New Door at 1718:**
Motion to approve: Sue Seaver
Seconded by: Jim Bauer
Carried Unanimously
- b. **Tim Jackson has offered to update the Millridge Roster.**
He has assured the board that it will be maintained.
Motion to approve: Jim Bauer
Seconded by: Anne Parker
Carried Unanimously
- c. **McKeens wish to rent property at 1756:**
Motion to approve: Sue Seaver
Seconded by: Anne Parker
Carried Unanimously
- d. **Approve and Schedule bid from Jon's Gutters \$4,450.00**
Motion to approve: Sue Seaver
Seconded by: Lynn Weber
Carried Unanimously
- e. **Approve Bid for Sump Pump inspections:** KEI - \$90 per pump, 26 pumps.
Total \$2340
Motion to approve: Jim Bauer
Seconded by: Sue Seaver
Carried Unanimously
- f. **Board Approval for River Rock under tree:** No Cost to HOA.
Motion to approve: Sue Seaver
Seconded by: Lynn Weber
Carried Unanimously
- g. **Budget Study:** November 12, 2021 at Club house 9AM
- h. **Loose Dogs on Common Property:** Against HOA rules, against County Ordinance. Endangers

homeowners and other dogs. Must be on leash and have current vaccinations. CMI will send warnings to homeowner. After several instances of loose dogs on common ground, strict adherence is requested by all dog owners.

i. Special Reserve Study Meeting, November 18 at 6PM in the Club House

j. Order for Pool Keys: Ten more keys needed for the pools. \$150 - \$200

Motion to approve: Jim Bauer

Seconded by: Anne Parker

Carried Unanimously

k. Approve 2022 annual budget

Motion to approve: Jim Bauer

Seconded by: Anne Parker

Carried Unanimously

9. Next Meeting Tentatively Scheduled: Thursday December 2, 6PM at the Club House

10. Adjournment at 7:23PM.

Motion to approve: Lynn Weber

Seconded by: Jim Bauer

Carried Unanimously