

Millridge Townhomes
Board of Director's Meeting

1. **Call To Order:** By Sue Seaver September 16, 2021 at 6:10 PM
2. **Board In Attendance- Quorum has been met.**
 - a. Jim Bauer
 - b. Sue Seaver
 - c. Lynn Weber
3. **Modify/ Adopt Agenda:** Add New Business: 8.L, 8. M, and 8.N
Motion to approve: Jim Bauer
Seconded by: Sue Seaver
Carried Unanimously
4. **Modify/Approve Minutes:**
Motion to Approve: Jim Bauer
Seconded by: Lynn Weber
Carried Unanimously
5. **Committee Reports:**
 - a. **Treasurer's Report:** Sue Seaver – Accounts Receivable down. Sent only \$33,000 to reserves. Garbage, maintenance, and water bills are going up. Need to increase HOA dues. Some homeowners getting close to 90 days past due. This will be handled by attorney when appropriate.
 - b. **Landscape Report:** Betty Lukins – Small leaf maple needs to be moved. Sue will be walking with NW Trees to discuss pruning of large trees.
 - c. **ACC Report:** Betty Lukins – Nothing to report
 - d. **Maintenance Report:** Jim Bauer – Paving project competed; Annie Bauer did all the administrative work and coordinated parking. Laura Holgate made all the signage. We found that the parking list has still not been updated. Annie Bauer will be calling Lauren at CMI to see what the next step is to get this accomplished. Striping was completed on Wednesday. Fit construction completed all previously voted on rail repair and roof screen repair.
 - e. **Neighborhood Watch:** Shirley Carlson - Shirley did not answer to give report, but it has been reported that Catalytic Converters have been stolen off vehicles a few blocks north also gas has been siphoned in the Cedar mill area.
 - f. **Parking Committee:** Elaine Clawson- There are changes coming soon to who is parked and where in the East Alley.
 - g. **Pool Report:** Penny Moody – Pool closure for the year needs decision.
6. **Owner's Forum:** no comments

7. Unfinished Business:

- a. **Pool Repairs:** Sue Seaver reports that we still have just the one bid. She has contacted the second bidder for his report with 11 emails but has no response. Jim Bauer will attempt to make contact.
- b. **Paving and Striping:** Jim Bauer reports it is now Finished Business.

8. New Business:

- a. **Ratify** the \$750.00 expense for new parking stops that was in the incidental paving costs.

Motion to approve: Lynn Weber

Seconded by: Jim Bauer

Carried Unanimously

- b. **Motion made by:** Lynn Weber: per our current parking resolution that all cars on property must, now that DMV is on-line, have license plates and be able to be identified as to ownership. Those without will get notice from CMI.

Motion to approve: Lynn Weber

Seconded by: Jim Bauer

Carried Unanimously

- c. **Pool Closure:** Pool should be closed for the year October 2, 2021 -Saturday- at 10:00 pm.

Motion to approve: Lynn Weber

Seconded by: Sue Seaver

Carried Unanimously

- d. Trees in courtyards must be trimmed away from the gutters and the siding. This is a homeowner responsibility. If not trimmed back any damages will result in repairs incurred by homeowner. CMI will notify.

- e. **Motion made** for Tim Jackson to head the Budget committee.

Motion to approve: Sue Seaver

Seconded by: Jim Bauer

Carried Unanimously

Sue Seaver will represent the board. Still need other homeowners.

- f. **To clear the record and eliminate confusion:** A motion was made by Sue Seaver to use the CPI-U from this day forward to adjust the HOA Dues annually.

Motion to approve: Sue Seaver

Seconded by: Lynn Weber

Carried Unanimously

- g. See f.

- h. **East Alley Reserved parking spaces** needs to have charges, place on next month agenda.

- i. **Thank you to Annie and Jim Bauer**

- j. **Jim Bauer** to schedule gutter cleaning for next season.

- k. **Jim Bauer** to schedule sump pump inspection for 2022.

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- l. New Bid** for railing from Fit construction is for \$580.00; Jim asked to get second bid.
- m. Just putting it into thoughts:** A new sprinkler system will be needed in three to 5 years.
- n. Moving of Lukins tree** from Betty's yard to a location near the small pool not to exceed \$100.00.

Motion to approve: Sue Seaver

Seconded by: Lynn Weber

Carried Unanimously

9. Next Meeting: October 7, 2021, at 6pm

10. Adjournment:

Motion to approve: Sue Seaver

Seconded by: Lynn Weber

Carried Unanimously