

Millridge Townhomes
Board of Director's Meeting Minutes

1. **Call To Order:** By Sue Seaver, October 7, 2021, Thursday at 06:13PM
2. **Board In Attendance – Quorum has been met.**
 - a. Jim Bauer
 - b. Lynn Weber
 - c. Sue Seaver
3. **Modify/Adopt Agenda:** Sue Seaver asked to add 8.c. approve tree and river rock at \$377.50
Motion to approve: Lynn Weber
Seconded by: Jim Bauer
Carried Unanimously
4. **Modify/Approve Minutes:**
Motion to Approve: Jim Bauer
Seconded by: Sue Seaver
Carried Unanimously
5. **Committee Reports:**
 - a. **Treasurer's Report: Sue Seaver** – Need to raise HOA fee over the percentage allowable in our bylaws. Need to increase as all the vendor's and services are increasing in cost.
 - b. **Landscape Report: Sue Seaver read report from Chris Morris-** Met on September 30, the committee recommends \$1455.00 be approved for the big trees trimming. Committee has also asked for more free mulch. Glen Beck donated a red Crepe Myrtle tree. It was planted on the island behind mailboxes in the cu de sac and looks great. Thank you, Glen!
 - c. **ACC Report: Betty Lukins-** New approved window installed, needs some touch up with paint around it. A request was made to put in a fireplace insert. That is an inside owner's property not an HOA matter.
 - d. **Maintenance Report: Jim Bauer-** All missing and loose railings have been replaced. There is one exception, 1640 still needs work but we need another bid. Thank you to Jeri Olds for two padded chairs for the Club House.
 - e. **Neighborhood Watch: Shirley Carlson** – Be careful when walking your dogs at night there are a lot of cars coming and going. Watch out for suspicious black car that came in and made U-turn promptly leaving. Remember we are neighborhood watch. If in doubt call Washington County Sheriff non-emergency (503-629-0111).
 - f. **AdHoc-** No report

g. Budget Committee – Tim Jackson went after the garbage company that he believes has been charging the wrong amount. Will be looking at the budget based on the year of Aug 20, 2020, to July 21, 2021. Covid has kept some expenses down but must look at rising costs for the coming year based on the CPI for September.

h. Pool Report - Little pool is now closed for the winter. Still no response from the other company on a bid for the big pool. Sunday chairs were stacked, and tables covered and tarped. Big thank you to Annie Bauer, Penny Moody, Jeaneen Bestul, and all pool checkers who made having the pool open possible.

6. Owner's Forum: No one responded

7. Old Business: Still waiting on the bid for the big pool repairs.

8. New Business:

a. Big tree trimming. We have two heritage trees. One big oak by building 8 and 9 the other is a red maple on the North alley area. Several trees have a slow growing cancer and 1 on 143rd side has bark beetles. Nothing to be done for these and they should not need any treatment or pruning and should live with no issues for at least 10 years. Trees by the clubhouse in the center lawn need to be thinned for their health. Trees between buildings 1 and 2 need to be trimmed away from the fireplace chimneys. Trees in the Courtyard are the responsibility of the homeowner. Budget for common area trees will be \$277.50 from landscape misc., \$277.50 from maintenance and \$900 from Big Tree budget.

Motion to Approve: Sue Seaver

Seconded by: Jim Bauer

Carried Unanimously

b. Insurance renewal: Table until next meeting. Waiting for quote.

c. Motion made to approve by Sue Seaver -tree planting and river rock on island near mail boxes in cul de sac not to exceed \$377.50

Motion to Approve: Sue Seaver

Seconded by: Lynn Weber

Carried Unanimously

9. Meetings: Next meeting proposed for November 4th Thursday at 6PM.

10. Move to Adjourn:

Motion to Approve: Jim Baur

Seconded by: Lynn Weber

Carried Unanimously