

Millridge Homeowners Association

Minutes – Board of Director’s Meeting

Date: Thursday, March 4, 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 Laura Holgate called the meeting to order.
2. **BOARD MEMBERS IN ATTENDANCE:** Laura Holgate
Jim Bauer
Sue Seaver
Ann Parker
Lynn Weber
3. **MODIFY/ADOPT AGENDA.**
Motion: to adopt the agenda with changes. Changes: remove 8a Sump Pump for 1732; move 8c to unfinished business.
Motion by: Laura Holgate
Seconded by: Jim Bauer
Vote: Unanimously carried
4. **MODIFY/APPROVE MINUTES OF 02/04/2021 MONTHLY BOARD MEETING.**
Motion: to approve the February Minutes.
Motion by: Laura Holgate
Seconded by: Jim Bauer
Vote: Unanimously carried
5. **COMMITTEE REPORTS:**
 - a. **Treasurer’s Report.** Sue Seaver reports. We are \$240 over budget for Pacific Landscape Maintenance; for 2019-2020 Still missing information from CMI; need to check allocations; need to talk about what part of the budget to allocate gutter cleaning.

- b. **Landscape Committee Report.** Chris Morris reports: no in-person meetings; no homeowner's requests; does not recommend rock around mulch. Front drains have only backed up once in thirteen years.
 - c. **ACC Report.** Betty Lukins reports there are no homeowner requests.
 - d. **Maintenance Report.** Jim Bauer reports that: river rock was placed over drain pipe on the north end of bldg. 6, took 12 bags; Vancouver Paving covered new drain line; possible purchase needed of two or three gallons of paint; water is no longer leaking into the back pool house thanks to some maintenance; Fit Construction is on property finishing spot painting and under-eaves work; gutter cleaning recommendation, estimate from "Distinctive Services" with cost not to exceed \$7450, including moss and chimney treatment, gutters, and downspouts; drains were flooding at front end of neighborhood, no longer a problem. If it happens again, a solution will be discussed; 1612 - scoped main sewer line, response from CMI Needed.
 - e. **Neighborhood watch.** March time change. Check Smoke detectors, if need help call Tualatin Valley Fire and Rescue office number weekdays, they will assist.
 - f. **AD HOC funding options.** Laura Holgate reports. Attorney advises that any major actions or controversial issues be postponed until in-person meetings are resumed. This includes fee increases or special assessments. Finalizing parking rules should also wait. There is a bill in the current state legislative session that proposes electronic meetings be approved for HOAs for circumstances other than emergencies (OR SB39), but even if that passes, our bylaws still don't allow electronic meetings in most situations. Attorney advises that we can discuss funding issues, but the vote by the owners should be postponed until an in-person special association meeting can be held.
6. **OWNERS' FORUM.** No owner comments.
7. **UNFINISHED BUSINESS:**
- a. **Gutter Cleaning.**
MOTION: to approve bid from Distinctive Services not to exceed \$7450
Moved by: Sue Seaver
Seconded by: Jim Bauer
Vote: Unanimously carried.
 - b. **Parking Rules (discussion only).** Discussed: east alley parking; definition of "trucks" as used in CCRs; proof of ownership to use east alley parking; loading/temporary parking behind garages; requirement for current OR license tags on vehicles in parking areas; units with more than two vehicles; enforcement issues.

c. **Approve or deny updated bid from Vancouver Paving.**

MOTION: to approve updated bid from Vancouver Paving for total of \$129,500 to resurface, repair, or replace pavement of alleys behind bldgs 1,2,11,14 & 15

Moved by: Laura Holgate

Seconded by: Lynn Weber

Vote: Carried unanimously.

8. **NEW BUSINESS:**

a. **Sump Pump repairs or replacement at 1640 (Bid/inspection 3/3).**

Motion: postpone to April to ratify work after final invoice received.

Moved by: Laura Holgate

Seconded by: Lynn Weber

Vote: Carried unanimously

b. **Rock Borders around wood chip landscape areas.**

Motion: table this indefinitely; may be brought back if flooding is created by wood chips being washed into storm drains.

Moved by: Laura Holgate

Seconded by: Jim Bauer

Vote: Carried unanimously

c. **Homeowner requests reimbursement for electricity that ran up their bill from sump pump running continuously.**

Motion: to approve homeowner's request.

Moved by: Lynn Weber

Seconded by: Laura Holgate

Vote: Denied unanimously

9. **Meetings.** Next regular Board of Directors Meeting to be held on Thursday 04/01/2021 at 6:00 PM.

10. **Adjourned at 7:15PM**