

**Millridge Homeowner's Association
Board of Director's Meeting**

1. Call to Order by Sue Seaver at 6:05pm February 3rd 2022.
2. Board Members in attendance: Sue Seaver, Jim Bauer, Lynn Weber
3. Need to Modify Agenda:
 - a. **Lynn Weber moves to Modify**: 8d 1634 Osbourne roof; 8e.Lisa Craft 1648;
8f. Vehicle Registration
Seconded by: Jim Bauer
Passed by: Unanimous vote
4. **Motion by: Jim Bauer** to approve January Minutes.
Seconded by: Lynn Weber
Passed by: Unanimous vote
5. Committee Reports
 - a. **Treasurer's Report**: Sue Seaver- Late Charges are down, people are paying on time, this is good. Over Budget on garbage, water, plumbing. Plumbing expense is from sump pumps. The big picture is that we are 3% under budget. Only \$6752 income over expenses. Too close.
 - b. **Landscape Report**: Landscaper's will be putting pre-emergent spray on garden areas February 21. Please keep off for 24 hours. Mulch has arrived in the cul-de-sac.
 - c. **ACC Report**: Lilies are over running area in front of Cook's home. 1648 wants to put in a stair rail to the front door and a solar light in the alleyway. ACC is good with this if the stair rail is wrought iron and light is within the style of others already installed. 1674 wants windows in a replacement garage door. ACC doesn't recommend.
 - d. **Maintenance report**: Jim Bauer
 - Reminder: It is the responsibility of the homeowner to install any new rails, the HOA maintains them. They must be approved by the ACC and the Board.
 - John's Gutters will begin cleaning and the maintenance of gutters on February 7 or 8th.
 - Considering big ornamental rocks by light poles in the center median to protect the poles from cars.
 - Bob Osbourne's home (1634) had a roof leak, the current fix is temporary.
 - Sump pump inspections are completed. All are working.
 - e. **Neighborhood Watch Report**: Shirley Carlson

Just a reminder that the speed in the neighborhood is 15 miles per hour. With nice weather children will be out as well as many other living things. They don't watch for drivers, we must protect them. The speed is posted.

- f. **Pool Report:** Sue Seaver
Bid is entered. Attorneys will need to set up proposals for funding.
Remember the pool is a large part of the property value.
6. Owner's Forum:
 - a. Question about pool and cost. Sue explained.
 - b. Question about the cost approved for sump pumps and why.
 7. Unfinished Business:
 - a. Emergency call out for gutters by CMISD at 1728. No bill as yet to be approved.
 - b. Beaverton Plumbing charged \$514.85 for repair at 1638.
Motion to approve: Lynn Weber
Seconded by: Jim Bauer
Approved: Unanimous
 - c. \$2854.30 cost of total install with prep for Anna Jackson's at 1732.
Sump pump to be paid by HOA at cost of 1427.15. Terra Firma guarantees pump for 5 years. When it is replaced it will be replaced with a .5 horsepower pump.
Motion to approve: Sue Seaver
Seconded by: Lynn Weber
Approved: Unanimous
 8. New Business:
 - a. HOA fee increase. Will keep it on unfinished business.
 - b. New windows, approval recommended by ACC, for 1698, paid by owner.
Motion to approve: Lynn Weber
Seconded by: Jim Bauer
Approved: Unanimous
 - c. Need for additional Board Members. All of the board are volunteers need other homeowners to share the fun.
 - d. Number 1634 temporary roof repair cost \$550.00
Motion to approve: Jim Bauer
Seconded by: Lynn Weber
Approved: Unanimous
 - e. Lisa Croft #1648 approval for new handrail, replacement screens and solar light in the alley all paid by the homeowner.
Motion to approve: Jim Bauer
Seconded by: Lynn Weber

Approved : Unanimous

- f. Vehicle Registration: Need to look at making sure all vehicles are registered. Have current tags and find out if it is okay for everyone to have a list in case there is another emergency as in the car fire the other night.
9. Next Meeting:
Next regular Board Meeting. Proposed for March 3rd, 2022 at 6PM in the Clubhouse.
10. Adjournment at 7:22 PM