

MILLRIDGE TOWNHOMES
Board Of Director's Meeting

January 6, 2022

1. Call to Order: Steve Meyer at 6:05PM
2. Board in Attendance: Jim Bauer.
Sue Seaver
Anne Parker
Lynn Weber
3. Modify /Adopt Agenda. Add 8.f. Discuss who is responsible for rails
Add 8.g. Payments for Clubhouse and NW Trees
Add 8.h. Reimburse-Carol Parker, Penny Moody and Jim Bauer

Motion to approve: Sue Seaver

Seconded by: Jim Bauer

Carried: Unanimously

4. Modify/ Approve Minutes of November 4, 2021.

Motion to approve Sue Seaver

Seconded by: Jim Bauer

Carried: Unanimously

5. Committee Reports:
 - a. Treasurer's Report: Sue Seaver - All expenses, electric, water, garbage, plumbing, maintenance, landscape are over budget due to the rise in costs this year. HOA fees need to be looked at for adjustments. So far we are still slightly under budget but this can't last.
 - b. Landscape Report: Chris Morris - Big tree trimming finished except for Curt's unit.
 - c. ACC: Betty Lukins - no owners inquiring this month.
 - d. Maintenance Report - Jim Bauer No projects at this time. Curt is still unavailable due to illness, Glen is out of town, Orson and Tom are still available to assist. Sensor is now adjusted by the back pool. Cut back on usage and new light schedule is using less power. Two calls for John's gutter and roof cleaning. It will be mid-February. Approved for \$4450.00
 - e. Neighborhood Watch: Shirley Carlson – Some residents concerned when deputy's roll through. These are security checks to keep us safe. They are being proactive.
 - f. AdHoc Report: None
 - g. Pool Report: Nothing
6. Owner's Forum:
 1. Owner's without computers need minutes delivered to them.
 2. Building 13 alley area needs the two parking spaces opened up. It was a temporary closure they are now reopened.
 3. Carol Parker has a leaking skylight. That is homeowners Responsibility and Carol is working with a contractor to repair.

7. Unfinished business:

- a. Pool Repairs. Multiple (20+ attempts made to contact vendors for bids, all ignored).

Motion to Approve: by Sue Seaver - Bid by Old Country Pool Repair. Seconded by: Anne Parker

Carried: Unanimously

- b. Sump Pump inspection by Smashit Inspection - On property on January 17 and 18. \$90.00 per pump. Schedule will be set up for each unit.
- c. Sump pump replaced at 1638 on December 15th 2021 by Beaverton Plumbing. So far they have not responded with a cost.
- d. **Motion made** Sue Seaver to accept bill for D & F Plumbing for emergency by

pump repair in December 2021 for the cost of \$6120.

Seconded by: Lynn Weber

Carried: Unanimously

- e. 1728 CMISD emergency call out - have not received cost. Requested that Steve Meyers get that to the board.
- f. Gutter cleaning will be done per Maintenance report in February of \$2022. Already approved bid for \$4450.
- g. Approve Stoner Group for payment of \$436.24 for 2.5 hours of labor and replacement of the light sensor.

Motion to approve: Jim Bauer

Seconded by: Lynn Weber

Carried: Unanimously

8. New Business

- a. 1732 Installation of sump pump by Terra Firma. Homeowner to pay prep work and includes delivery, rock, dig, basket, platform, disposal of organics. Owner would pay \$1284, HOA would pay \$1570. Needs more research - Tabled until February.
- b. Motion for Cameras by dumpster and recycling bins.
Motion by: Lynn Weber
Seconded by: Sue Seaver
Discussion: Lawyers say that liability of the false sense of security could create a problem. People are welcome to put out their own that can record people doing things if they wish too.
Motion Not Carried: Unanimously
- c. As per the Treasurer's report the HOA fee needs to be increased. This is in To bring this to the attention of the homeowners.
- d. Please recycle correctly. If you have cardboard boxes please break them down the night before garbage pickup. Place them between the dumpster and the recycle bins. We will have a recycling explanation come summer for the neighborhood. Thank you for making sure we all have space to use.
- e. If you have large items, chairs, appliances, end tables, etc; please notify CMI. They will make arrangements for pickup and then bill you for that item.
- f. Is there a standard for railings? The responsibility and the standard is in the CCRs. If it is already there the HOA repairs. To add one is the homeowner's responsibility.
- g. NW Trees need to be paid, this expense was approved. Clubhouse

payments are being sent into the account.

- h. Reimburse: Carol Parker for Christmas décor,
\$17.00

Moved by: Sue Seaver

Seconded by: Lynn Weber

Carried: Unanimously

Reimburse: Jim Bauer for signage; \$198.87

Moved by: Sue Seaver

Seconded by: Lynn Weber

Carried: Unanimously

Reimburse: Penny Moody for pool keys; \$150.00

Moved by: Sue Seaver

Seconded by: Jim Bauer

Carried: Unanimously

- i. Homeowner Carol Parker asked to have a request to fix her leaky sky-approved. Her paperwork was done and the bids from contractors were present.

Motion made by: Sue Seaver

Seconded by: Lynn Weber

Carried: Unanimously

9. Next Meeting February 3rd at 6:00pm

10. Adjournment at 7:38PM by Steve Meyers.