

MILLRIDGE HOMEOWNER'S ASSOCIATION
Minutes of March 3rd 2022 Board of Director's Meeting

Location: Clubhouse at Millridge, held at 6:00 PM

1. The meeting was called to order at 6:03 PM by Sue Seaver.
2. Board members in attendance were: Sue Seaver, Jim Bauer, Lynn Weber and Anne Parker arrived at 6:10 PM.
3. Agenda modifications were: New Business d. Reimburse Ann Bauer \$131.89 for a new toner cartridge for Clubhouse printer; and e. Millridge work party information

Motion to Jim Bauer
approve

Seconded by: Sue Seaver
Unanimously

Approved

4. February 3rd Board Meeting Minutes approval:

Motion to Sue Seaver
approve

Seconded by: Jim Bauer
Approved: Unanimously

5. Committee Reports

- a. Treasurer's Report: Sue Seaver- Electric is over will change with the season. Garbage is up with cost increases. Sewer, water and plumbing up due to Sump pump issues. Ursula Locke has been asked to assist with monitoring CMI extra accounting costs of pool assessment payments/transfers. Property Maintenance is over budget due to the inspection of the sump pumps coming out of operating expenses.
- b. Landscape Report: Ann Bauer- Only thing to report is the moss treatment on the lawn.
- c. ACC Report: Betty Lukins - Nothing to report. The owner's replacing windows have placed order but it will be 2 to 3 months before installation can start. No new railing orders.
- d. Maintenance Report: Jim Bauer - No meeting of the committee this month, no issues. Gutter cleaning is completed, railings on front porches are completed for now. Main building with water problems is building #13. It is natural spring water with no leaks from anywhere. This is a problem in the whole Cedar Mill area. There is more Mulch coming. When it arrives please feel free to pick it up and spread it where needed.
- e. Neighborhood Watch : Sue Seaver and Ann Bauer for Shirley Carlson – 1 vehicle was apparently towed onto property and left in common area parking. A notice was placed on it 3.3.22 and that notice had been removed an hour later so

they are aware there is a tow notice. Katy Walker owns the green truck in East alley reserved space and has been advised to update tags.
There is a 2000 white Econoline 350 white panel

van (no windows) that has been seen twice in the area. Following one sighting a dumpster was filled. Watch and report it if seen.

f. Pool report will be in Unfinished Business.

6. Owner's Forum:

Clair Calvin asked how to request new front windows. Owner's responsibility, complete request form for ACC recommendation (found by Clubhouse door). Turn into CMI they will give it to ACC and then the Board can vote on it. They have to be white vinyl.

7. Unfinished Business:

- a. Pool repair has an assessment that needs 51 % of members of the Association to approve. If approved each homeowner will be assessed \$1000.00 for repair. There is a fee for processing installments. This fee is \$100.00 per owner.

Motion by Sue Seaver is that homeowners that pay a one time \$1000.00 assessment fee would be done. Those who wish to pay by installment would pay \$100.00 per month for ten months for the pool and an eleventh month at \$100.00 for the extra accounting fees that CMI charges for a total of \$1100.00

Motion to approve: Sue Seaver

Seconded by: Anne Parker

Approved: Unanimously

- b. Virtual Assessment meeting to be held on March 17, 2022, Thursday at 6:00 PM. Vote for Assessment due to CMI by March 17th. If pool repairs are approved, a motion to have 1 time payment due on May 1st. First installment payment would be due on May 1st also. CMI will let everyone know where to send money.

Motion to approve Sue Seaver

Seconded by: Jim Bauer

Approved: Unanimously

- c. Motion to pay Pacific Landscape Maintenance \$493.00 for Spring Moss Treatment.

Motion by: Sue Seaver

Seconded by: Lynn Weber

Approved: Unanimously

- d. White van discussed under Neighborhood Watch.
e. HOA fee increase - just a reminder to keep in mind
f. Looking for applicants for 1 more board member, and two board positions coming open in June.

8. New Business

- a. Removal of old couch from Clubhouse. Walker to pick up. HOA to cover cost.

Motion by: Sue Seaver

Seconded by: Jim Bauer

Approved: Unanimously

- b. Annual, required, inspections of the sump pumps needs to come out of Reserve Account not the property maintenance operating expenses. Motion made to change this in accounting.

Motion by: Sue Seaver

Seconded by: Lynn Weber

Approved: Unanimously

- c. Approval of payment for PLM already done.
- d. Approve reimbursement to Ann Bauer for purchase of Toner Cartridge for Club-house printer in the amount of \$131.89.

Motion by: Lynn Weber

Seconded by: Sue Seaver

Approved : Unanimously

- 9. Next regular Board Meeting will be April 7th 2022, Thursday at 6:00 PM.
- 10. Meeting adjourned by Sue Seaver at 7:18 PM.