

**MINUTES OF THE MEETING OF MILLRIDGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS HELD ON JANUARY 21, 2009 AT THE MILLRIDGE HOMEOWNERS ASSOCIATION CLUBHOUSE MEETING ROOM.**

**PRESENT:** Rich Leflar, President  
Ursula Locke, Treasurer  
Paul Blomquist, Member At Large

**ABSENT:** Kathy Shaffer, Secretary

**BY INVITATION:** Steve Meyer, Community Manager  
**COMMUNITY MANAGEMENT INC.**

**OWNERS:** As listed on original sign in sheet

**I. Call to Order**

Rich Leflar called the meeting to order at 6:31 p.m.

**II. Introductions**

Introductions commenced throughout the room.

**III. Open Forum - comments only, no discussions please.**

Owners participated in the open forum.

**IV. Acceptance Of The Agenda**

The agenda was accepted as presented.

**V. Discussion/Approval - Meeting Minutes – Nov. 25<sup>th</sup>, 2008 (A corrected version of the November Minutes are available.**

**AGREED: Paul Blomquist moved to accept the 11/25/08 BOD meeting minutes as presented. The motion was seconded and carried without objection.**

**ACTION ITEM: Ursula will send CMI the corrected copy of the minutes.**

**VI. Committee Reports**

**A. Treasurers Report**

Steve Meyer presented the treasurers report and year end financial report.

**B. Landscape Report**

Paul Blomquist presented the landscape report. The winter pruning of bushes and shrubs has taken place. There is a tap root that was cut on a large tree where a shutoff valve was replaced near an elm tree. Rich Leflar stated there are 2-3 small holes in the front that need to be filled in near the front sidewalk. Tim's normal days will be Thursday and Friday.

**C. Architectural Report**

No report given.

**D. Maintenance Report**

Rich Leflar discussed the freeze problems that happened during the December freeze. Some owners did not wrap their pipes and had freeze problems.

The board will determine how to handle the repair invoice and who will pay for these.

**E. Clubhouse Report**

Jeri Old presented the clubhouse report. The income statement was given. The bathroom light and socket is out. The circuit breaker needs to be checked. The bolt lock for the outside door is broken.

**F. Pool Report**

No report given.

**G. Neighborhood Watch**

Shirley Carlson presented the neighborhood watch report. Shirley would like to see a sign posted. The board discussed sign options that may include "Dead End" or "No Outlet" or "No Pets" or "No Trespassing / No Soliciting".

**VII. Unfinished Business**

**A. Review/Discussion – Delinquency Resolution, vote**

This item will be tabled until a future meeting when the board can receive clarification from Karna Gustafson on their questions regarding the policy.

**B. Rental Amendment (ETR, Voting – SP. Meeting/Mail?)**

This has been presented to Tim Zimmerman for review. This item will be sent to owners via mail out ballot. Rich Leflar explained the purpose of the rental amendment and the hardship clause in the policy.

**C. Unit numbers installed above garage doors**

**AGREED: Ursula Locke moved to have the association buy the unit numbers and have them installed on the buildings that were completed.**

#### VIII. **New Business**

**A. Do we want to form a Special Assessment Committee?**

There will be a special assessment committee. This will be announced via newsletter. Jeri Old and the board members will sit on the committee.

**B. Outstanding bids needed for Assessment Committee**

CMI will work with the committee and help with bids.

**C. Clubhouse Roof / Bids**

Rich Leflar presented the clubhouse roof bids.

**ACTION ITEM: CMI to obtain the updated bid from Pioneer Roofing.**

**D. Board was advised by CMI that they incorrectly stated the mgmt. fee on the '09 draft budget. The fee was calculated at \$1700 instead of the '08 rate of \$1950. It DOES NOT affect fees, special assessments, coupon orders, or another areas of budget.**

**E. Neighbor to Neighbor complaints (BOD action?)**

**ACTION ITEM: CMI to contact a mediator and have the mediator contact the owners involved for mediation.**

**F. No Trespassing / Soliciting Signs at front entrance**

The board discussed sign options that may include "Dead End" or "No Outlet" or "No Pets" or "No Trespassing / No Soliciting".

Nan Olsen has a son that is in the printing business and we will investigate this option.

**G. Satellite Dish Installation Policy**

1612 installed a satellite dish inside the fence.

**ACTION ITEM: CMI to email the MRHOA satellite dish resolution to the BOD.**

**H. Pet Policy / Newsletter Article**

Rich Leflar read the pet policy that he composed. A suggestion from owners was to add that pet waste and baby diapers should be placed in plastic bags.

Rich will revise the document about fines.

**I. D & F Plumbing / Work bids / Tree Roots**

Rich explained the backflow valves freeze problem and the transition of events that transpired with the D&F plumbing.

**IX. Next Meeting Date February 25<sup>th</sup>, 2009**

**X. Adjourn**

The meeting was adjourned at 9:00 p.m.