

MILLRIDGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Minutes

Date: March 25th, 2009
Location: Clubhouse Lounge
Time: 6:30 P.M.

Call to Order

Introductions

Open Forum — Judy Armstrong wanted to know if there were architectural or landscape standards for the alleys. Paul Blomquist indicated that Betty Lukins would like to address this issue upon her return in May. Berta Kramlich – parking in front of garages should be short term. Shirley Carlson commented on the irrigation check valves.

Acceptance Of The Agenda — agenda was accepted as presented

Review and Accept - Meeting Minutes – Feb. 25th, 2009 - The minutes were accepted as corrected. Correction as to the Special Assessment committee members was noted.

Committee Reports

a. **Treasurer's report** – Ursula gave the Treasurer's report – report on file

b. **Landscape report** – Paul Blomquist gave the Landscape Report – Chris Morris and Carol Patterson donated 2 trees for the area between the front pool and the sidewalk. Another tree is scheduled to be planted by Tim, our landscaper. Tim rearranged plants from the entry where the sidewalk was put in. Tim is on schedule and up to date on work to be done. 1 request from Ruth Forsythe for work in front of her unit and a request by Shirley Carlson to replace a dead azalea. Barkdusting will be continued when Betty returns.

c. **Architectural Report** – Rich Leflar gave the report – Board has asked that new lights for the entry be researched and the committee is in the process of reviewing several styles.

d. **Maintenance Report** – New maintenance/architectural/landscape forms are needed. The existing will be edited to show CMI's correct email address.

e. **Clubhouse Report** – Jeri Old has no rentals until May.

f. **Pool Report** – no report given

g. **Neighborhood Watch** – tabled until Unfinished Business

h. **Assessment Committee** – the committee has met and now has all bids in for work needed. A meeting will be scheduled for next week to review and discuss the bids.

Unfinished Business-

a. **Update on Moss removal** – We only have 1 bid at present; still need additional bids before work can be done.

b. **Update on Rental Amendment** - Rich explained the Rental Amendment and the impact on the HOA. Lenders must be notified individually when accepted by the HOA. Since we are classified as a PUD, the individual lenders must be notified. Ursula read the definition of a PUD versus a Condominium. Title Company can give us the lender information for each homeowner.

c. **No Trespassing / Soliciting Signs at front entrance** – Paul has ordered a sign. He showed us the one ordered from Peach Tree. It should be in next week.

d. **Review/Adopt Steve's Proposed Neighbor to Neighbor Dispute letter** – Publish in next newsletter.

e. **Review/Adopt Satellite Installation Policy** – Discussion revealed the need to define certain terms in the Policy so this will be reviewed at a later date.

f. **Review/Adopt Process for Work Orders** – Addition to the Work Order Policy was discussed. The policy was read to the attendees and is on file in the office.

New Business –

a. **Parking Violation Form** – A proposed form was reviewed and it was discussed that our name and CMI's needs to be put on the form so the offender will know who it is from.

b. **Set Meeting Dates for the next 8 months** – next 8 month's meeting dates are as follows and will be published in the newsletter

May 27	September 23
June 24	October 28
July 22	November 23
August 26	December 28

Next Meeting Date April 22nd, 2009

Adjourned at 7:40pm

