

**Mill River Condos
Board of Directors Meeting
6/18/2019
DRAFT Meeting Minutes**

Board Members Present –

Michael Quin
Diane Fineo
Bruce Bengel
George Silva – By Phone

Management -

Ben Weaver – Association Services, Inc.

Owners Observing –

Jackie Bruns
Joel Bruns
Doneda Allen
Chet Gaede
Owners Forum

- ACC Committee Concerns Raised -New board may appoint new committee members
 - Specific doors will be reviewed if approved.
- Website – Needs updating
- Concern over bylaws amendment ability, legal opinion will be shared with owner

Meeting Called to Order at 3:25pm

1. Resignation of Board Members – Diane Moved to accept the resignation of Michael Quin (by sale of unit) and Shannon Sicilia (in writing). George seconded the motion, and the motion carried unanimously.
 - a. Michael Quin left the meeting after this action.
2. Approval of Meeting Minutes – Diane moved to approve the board meeting minutes from the May board meeting as presented. Bruce seconded the motion, the motion carried unanimously.
3. Website – Website will be updated with most recent meeting minutes and financials. New management software from ASI may eventually allow for reduction of cost and effort associated with existing site, with built in web portal that will allow document and account information access for all owners.
4. Financial Report – The May 2019 financial reports were reviewed.
5. Common Area Maintenance Report
 - a. Railings should be started based on priority in next few weeks, pre-scheduled with powder coater.
 - b. Painting, pending bid approval, targeted for late August.
 - c. Bollards to be installed next week on the fitness center mailbox.
 - d.
6. Committee Reports

- a. ACC Committee – 2 doorbell applications received. Complaints will be reviewed.
 - b. Landscape Committee – Dead trees to be tagged for removal. Some distressed trees have been responding to treatment, some not. Initial soil testing reports received have some possible correlations to dying trees and bushes on berms. Additional testing recommended by DEQ, as way this testing was done is not accurate enough to be conclusive. Association will work to get more general testing protocol to get more definitive results. Tree replacement strategy was discussed, alternative positions or possibly willow bushes may be a good solution. Backyard of home by 4449 in bad condition, will be reported to master board.
7. Old Business
- a. Painting bids reviewed, only two received (PNW Painting and GB Painting). Diane moved to accept the PNW bid for painting the trim on the south faces of the road side buildings. George seconds the motion, it passes unanimously.
 - b. Bylaws Amendment – George moves to approve the 2nd amendment to the bylaws, which memorializes 10% quorum requirement for owners meeting (prior was 5% which was not legal), gives board ability to appoint vacancies until next annual meeting, and removes the \$250/month maximum assessment amount. Diane Seconds the motion, and the motion carries unanimously.
8. New Business
- a. Annual Meeting – Scheduled for 7/18/19 at the CDA Library.
9. Board Meeting was Adjourned to Executive Session at 4:33pm to discuss legal matters, and individual owner issues. Executive session entered at 4:40pm.
10. Executive Session adjourned at 5:01pm.
11. Owners will be sent letters regarding ongoing rules enforcement issues.
12. Meeting adjourned at 5:02pm.