

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

October 24, 2019, Thursday, 4:00pm

LOCATION: Association Services, Inc.

1st Floor Conference Room – 1110 Park Place, Coeur d'Alene, ID

MEETING MINUTES

Attendees:

Board of Directors:

Doneda Allen - President

Ann Rule – Secretary

Jeremy Voeller – Sergeant at Arms

Absent Board Member:

Jimmy Sheehan – Vice-President

Edgewater Neighborhood Board:

Kathy Eskeberg

Association Services, Inc.

Laura W. White – ASI

Members:

Donald DuBois

Gary Ingham

Summer Walk Neighborhood Board:

Susan DuBois

River Life Neighborhood Board:

Dan Panther

Call Meeting to Order:

The President, Doneda Allen called the meeting to order at 4:11p.m. and a quorum was established.

Colleen English submitted her resignation as a Board Member via email due to time constraints from other responsibilities.

Review/Approve Board Meeting Minutes:

Dan Panther made a motion to approve the 9/12/19 Meeting Minutes and Jeremy Voeller seconded the motion. Motion passed by all.

Private Park – Geese Waste Removal

Gary Ingham, member from the River Life community, gave background information on his personal history and efforts in working with the wild geese to keep them from inhabiting the private park, therefore, keeping the turf and concrete free from geese waste. Gary requested that he have use of the park utility room and store his boat along the shore if the Board approves him to continue with his work. Gary left the meeting at 4:23pm. The Board will table discussion on this subject until the next Board Meeting.

Financial Reports:

Laura White (ASI) presented the September 2019 Financials which had been emailed to the Board previously. The balance in the Operating Account is \$63,820.72 and the balance in the Reserve Fund account is \$135,108.38 with a total Operating and Reserve amount of \$198,929.10 with Pacific Premier Bank. The total in the operating account with Mountain West Bank is \$1,968.13. The total expense paid out of the operating account in September 2019 is \$5,693.53.

Neighborhood Board Reports:

River Life – Dan Panther reported that a letter was sent to the owner with the lifting sidewalk in the community communicating that the CC&R's are clear that sidewalk maintenance is the owner's responsibility. Dan presented the proposed River Life 2020 Budget indicating that there would not be any assessment increase for the neighborhood. There is currently \$29,359.77 in the River Life reserve account. Dan made a motion that the seal coating for the private roads be completed in Spring, 2020. Kathy Eskeberg seconded the motion. Motion passed by all. The River Life Proposed 2020 Budget is approved pending discussion of the master expenses. Dan left the meeting at 4:45pm.

Edgewater – Kathy Eskeberg reported that landscape maintenance work to remove the aspen shooters is scheduled this fall. There is a balance of \$14,468.16 in the operating account to pay for this expense. Kathy presented the proposed Edgewater 2020 Budget without an assessment increase. Kathy made a motion to accept the bid from Roots Up for the Edgewater 2020 Landscape Maintenance. Susan DuBois seconded the motion. Motion passed by all. The Edgewater Proposed 2020 Budget is approved pending discussion of the master expenses. The footings have been poured at the home construction at 4735 Mill River Ct.

Summer Walk – Susan DuBois presented the proposed Summer Walk 2020 Budget without an assessment increase. If there is a shortfall in income due to large snow removal expenses, a special assessment will be invoiced. The private roads will need to be seal coated as a Reserve Expenditure in 2020. There is a balance of \$18,915.14 in the Summer Walk reserve account. The Summer Walk proposed 2020 Budget is approved pending discussion of the master expenses. There is a marked sidewalk that is lifting on Millwright. This will be inspected so the policy and procedure can be communicated.

Old Business:

Sidewalk Lifting – resolved in Neighborhood Board reports.

Six Houses – snow removal fees – The River Life Neighborhood Board concluded that the CC&R's did not exclude any homes in their community from contributing to snow removal. This decision would include the homes in Summer Walk. Therefore, all owners are responsible for that expense. A letter will be drafted and sent to the Board for approval communicating this information to the effected owners.

City Right of Way – Member, Chet Gaede, is moving forward to communicate the Association's interest to the City of CdA.

Tree Preservation - The \$2,500.00 Board approved quote from Grace Tree Service to inventory health and location of all trees within the community will be completed in the Spring 2020.

New Business:

2020 Working Budget – The 2020 Working Budget was discussed. At this time, assessments will remain the same for all members. Once the reserve study is finalized with planned expenditures, assessments may need to be increased in the following years. The Approved 2020 Budgets will be posted on the Mill River POA website.

Snow Removal – Susan made a motion to accept the bid from Roots Up for 2019-20 snow removal. Jeremy seconded the motion. Motion passed by all.

Private Park Committee – The private park “beautification” project was approved by the Board and completed by Root Up. ~~The requested Charter describing the recommended roles and responsibilities still needs to be developed and reported back to the Board.~~ All additional park projects are tabled until the next Board Meeting.

Reserve Study Status – A revision to the study is being completed.

2020 Landscape Maintenance – Additional bids from Roots Up were presented for the private park and common areas for 2020. The Board approved moving forward with contracting these services with Roots Up.

Communication Process to Owners – The Mill River POA website is the current connection to the members for communication. A newsletter and monthly email blasts were recommended.

Common Areas – This information still needs to be defined.

Fine and Appeal Process Policy –The current Fine and Appeal Process Policy was amended to include consequences for repeated non-compliance for the same issue at the same lot with the addition of “Continuing Violations”. The amended document will be sent to the owners with the Annual Assessment invoices.

Site Inspections – A site inspection was conducted for non-compliant trash can storage. This information was sent to the Neighborhood Boards for their review and approval. Letters were sent to those lots noted out of compliance.

Executive Session:

The Board did not go into Executive session.

Adjournment:

The meeting adjourned at 5:20pm

The next Board Meeting will be scheduled in the 1st quarter of 2020.

Respectfully submitted by Association Services, Inc.