

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

RECONVENED BOARD OF DIRECTORS MEETING

October 25, 2018, Thursday, 4:00pm

LOCATION: Association Services, Inc.

3rd Floor Conference Room – 1110 Park Place, Coeur d'Alene, ID

MEETING MINUTES

Attendees:

Board of Directors:

Dave Barclift - President
John Tompkins – Vice President
Michael Quinn – Secretary (conferenced in)
Jim Helgeson – Treasurer
Jeremy Voeller – Sergeant at Arms

Association Services, Inc.

Laura W. White – ASI

Edgewater Neighborhood Board:

Jim Stafford

River Life Neighborhood Board:

Dan Panther

Summer Walk Neighborhood Board:

Colleen English

Call Reconvened Board of Directors Meeting to Order:

Due to the time length of the originally scheduled Board meeting on 10/4/18, it was decided that all New Business would be shelved for discussion at the Reconvened Board Meeting scheduled today. The Reconvened Board meeting was called to order at 4:03 p.m. and a quorum was established. Mike Quinn's phone connection ceased at 4:56pm. Jeremy Voeller left the meeting at 5:22pm. A quorum was still present until the end of the meeting.

New Business:

HOA Log – ASI presented the July-September, 2018 Management Report.

Financial Audit Results – ASI provided the Board with a report for the Forensic Examination Variances. Jim Helgeson requested that the report be submitted to Shelly/Schoedel and Schoedel for their approval and acceptance of the variance resolutions.

Private Park Signage Changes – No discussion. Topic shelved at this time.

Electrical at Park – LED change out – A quote will be obtained to check on costs to change out current lighting to LED.

Snow Removal – River Life Neighborhood Board Member, Ron Haxton, has worked extensively to communicate snow removal expectations with vendors. At this time, Ron has recommended via email to contract with CdA Snowplowing for this season's snow removal. Dan Panther made a motion to accept CdA Snowplowing as the snow removal vendor. Jim Stafford seconded the motion. All in favor; none opposed. **Motion passed.** The SummerWalk Neighborhood is in agreement to use CdA Snowplowing for their neighborhood snow removal.

Edgewater Wall/Easement – The current cinder block wall along the Edgewater community bordering property 3210 Huetter Road ownership is in question. As of this meeting, it is determined that part of the wall falls on the commercial property, 3210 Huetter Road, which is not part of the POA and falls outside of the POA property line, while another section of the wall falls on the POA property. The current Reserve Study will be revised to understand if any part of this wall is a component of the POA.

Landscape Maintenance – The 2019 Scope of Work will be revised. Discussion occurred to have the landscape maintenance company be responsible to replace/repair irrigation sprinkler heads to avoid repair delays causing dry turf.

Rules and Regulations – Enforcement Policy and Procedure – ASI presented some sample Board Resolution Fine and Appeal Process Policies. The Board would like to go with the more aggressive approach but would like to receive legal counsel before finalizing. ASI will draft a letter to the owner in non-compliance for shrub maintenance for Board approval before mailing.

Rental Contracts with Owners – Table any resolution at this time.

2019 Proposed Budget – Each Neighborhood Board representative made their specific neighborhood community recommendations on 2019 assessments and allocations for those assessments. All Mill River POA members will receive a \$25.00 deduction on their assessments to the Mill River POA operating account that had been designated for geese waste removal. The Mill River POA will absorb these costs as a budgeted expense. ASI will draft all recommended Neighborhood Budgets to submit to the Neighborhood Boards for their final approval and then forward them to the Master Board of Directors to approve and incorporate into the Master 2019 Budget. Once the Master Board has approved all Budgets, they will be communicated to the Members.

2019 Projects – The Mill River POA and Neighborhood Reserve Study is ready to be updated. Costs for this service will be obtained. All Spring projects will be decided at the next Board Meeting.

Other Business:

Board Resolution – The SummerWalk Neighborhood Board provided a drafted Resolution to credit back a percentage of assessments on two (2) lots in the River Life community and four (4) lots in the Summer Walk community due to the location of the lots facing public rather than private roads. Therefore, these lots would not be responsible for maintaining the private roads they do not access. ASI recommends that legal counsel be consulted for this decision. The Board will discuss this topic further at the next Board meeting.

Executive Session:

There was no reason to go into executive session.

Adjournment: The meeting adjourned at 5:54pm

Respectfully submitted by Association Services, Inc.