

**THE MILL RIVER PROPERTY OWNER'S ASSOCIATION (POA)**  
**2021 ANNUAL MEETING OF THE MEMBERS**  
**MINUTES**

Thursday, July 22, 2021, Coeur d'Alene Inn/Best Western  
506 W. Appleway Avenue., Coeur d'Alene, ID 83814  
5:30 p.m. – 6:30 p.m.

**Board Member Attendees**

John Heider – President  
Ann Rule – Treasurer  
Jimmy Sheehan – Vice President

**Management Company**

Laura White

**Call to Order**

Meeting was called to order by President, John Heider, at 5:36 p.m. and a quorum was established whereas over 25% of the membership was represented in person or by proxy. Each of the Board Members introduced themselves to the members.

**Approval of the 2020 Annual Meeting Minutes**

After review of the 2020 Annual Meeting Minutes a motion was made by Susan DuBois to approve the minutes. The motion was seconded by Wayne Ledford. All in favor, none opposed. The motion passed.

**Financial Reports (2021 January - June)**

Laura White (Sentry Management) provided the financial reports on behalf of the Board of Directors.

- **Year – to – Date (YTD) Income and Expense by Class (on an accrual basis) by Neighborhood (As of June 30, 2021).** It was reported that Year-to-Date in 2021:
  - The **Edgewater** income received was \$25,939.69. **Edgewater** operating expenses paid YTD were \$5,458.98. Leaving an **Edgewater** net income of \$20,480.71.
  - The **River Life** income received was \$14,627.28. **River Life** operating expenses paid YTD were \$3,112.65. Leaving **River Life** net income of \$11,514.63.
  - The **Summerwalk** income received was \$9,473.55. **Summerwalk** operating expenses paid YTD were \$2,717.55. Leaving **Summerwalk** net income of \$6,756.00.
  - The **Master** (% from all neighborhoods to maintain the joint common area) income received was \$30,800.13. **Master** operating expenses YTD were \$21,701.42. Leaving **Master** net income of \$50,988.32.
  - The **Mill River Condos Association (117 members)** income received YTD \$28,080.00 and the **Rivers Edge HOA (22 members)** income received YTD \$7,128.00 and the **Commercial property (10 lots)** income received YTD \$4,660.00 which is part of the **Total and Master** income received.

- **Balance Sheet by Class (on an accrual basis):** As of 6-30-20, the total assets, liabilities and equity were as follows:
  - **Master** - \$166,896.06
  - **Edgewater** – \$32,244.73
  - **River Life** - \$57,353.06
  - **Summerwalk** - \$32,298.97
  - **Total** - \$291,792.82

Ann Farrar inquired at what percent is the MRPOA adequately funded pursuant to the Reserve Study, and Sentry management reported they would look into this inquiry and offered to meet with homeowner to discuss.

Question was asked if the Board develops forecasts for Budget preparation. At this time, there are no forecasts prepared.

### **Neighborhood Board Update**

Ron Haxton, River Life Neighborhood Board representative, gave an update that the private road seal coating took place and next will be the painting of the street numbers on the road. Ziplly Fiber has installed fiber cable and TDS will be completing the same soon.

Susan DuBois, Summerwalk Neighborhood Board representative, gave an update that their committee consists of 4 members, herself, Pat Seymour, Bill Hemmings and Jim Valle. Approval has been given to remove and replace the leaning trees in the common area; most applications have been to paint the exterior of homes; there are many new neighbors in the community; seal coating work will be completed this year.

A representative for the Edgewater Neighborhood Board was not present. No update report was given.

### **Private Park Committee Update**

Board Member, Ann Rule, reported that the Private Park Committee is comprised of members from various neighborhoods. The following accomplishments were completed:

- A Clean-Up Day was completed which saved the HOA some expenses.
- Park Rules have been revised and posted;
- One of the park restrooms needed the key code repaired;
- Re-keying the front gate entrance is a work in progress;
- Re-keying the restrooms is also a work in progress.

The project to install a sports court status is that the Board will continue to gather more information to develop a better plan to present to the members for approval along with a funding plan. The Go-Fund-Me account has stalled at \$1,332.80 contribution. Owners can request their money back from the account.

### **Community Projects Update**

President, John Heider, gave the following update for community projects:

- Trees – Most of the trees are at their 15-20 life expectancy; overwatering has been an issue rather than under watering; black lava rock causes excessive heat. Healthy trees are doing well. The plan is to remove dead trees and replace as needed as funds are available.
- Stressed landscaping – due to the excessive and abnormal hot weather, the shrubs and turf continue to be stressed. The landscape maintenance company is working under difficult conditions and lack of labor force to keep everything green.
- Concrete approach (apron) at walking paths – The Board approved to install a concrete approach at the walking path in the middle of the River Life community and at the path entering from Grand Mill to Shoreview. There are utilities at the middle path so the apron cannot be installed. One bid was obtained for the second path which was high so additional bids will be sought for. The walking path from Shoreview to the Mill River condos will be inspected to see if an apron should be installed there as well.

## **Elections**

### **Master Board Election:**

There are currently three (3) Board positions up for election for the Mill River POA Master Board at the meeting. John Heider and Ann Rule will complete their two year term in 2022. Jimmy Sheehan is seeking re-election so his name is on the ballot. Rachelle Honeycutt is also on the ballot as a Board candidate. Laura White (Sentry) opened the floor to nominations. A member nominated Bobbie Dannenbrink as a Board candidate and she accepted the nomination. Chet Gaede made a motion to close nominations from the floor. Doneda Allen seconded the motion. **Motion was approved.** Each Board candidate gave a small presentation of why they would like to serve the community as a Board Member. A motion was asked to accept the slate of candidates on the ballot as Board Members. Wayne Ledford made the motion. Dan Panther seconded the motion. **Motion was approved.** Ballots did not have to be cast. **Bobbie Dannenbrink, Rachelle Honeycutt and Jimmy Sheehan will join Board Members, John Heider and Ann Rule as the Mill River Property Owners Association Board of Directors.**

### **Open Forum Discussion**

The members brought up the following matters for the Board to discuss at their next Board Meeting:

- Notify owners of all scheduled Board Meetings via email;
- Guests need to be accompanied by owners;
- Boats should not anchor in private park;
- Vehicle parking on driveways rather than on private roads;
- What will be done with current volleyball sand in the court:
  - Replacement is expensive;
  - Reserve Study calls for refreshing/refurbish rather than replacement;
  - Request input from Private Park Committee;
  - Opinion from an owner is that the current silicone sand is not healthy.
- Keep website updated so owners have complete information at all times. An owner made a motion on this matter to indicate the importance. Since it is in the Meeting Minutes, the motion did not proceed;

- Parking on public street, Riverway, is out of hand;
- Working hours of landscape maintenance company can be a nuisance;
- Owners that abuse the guidelines should receive fines;
- Political flag guidelines;
- Concrete cinder block wall along Garagetown and SummerWalk walking path needs repairs; and
- Suggestion to place something on the right-of-way next to the fence to slow down bikes, scooters, etc.

### **Adjourn**

With no other business to discuss, John Heider adjourned the meeting at 7:04 p.m.

### **Election of the Board of Directors Officers**

At 7:08 p.m. the Mill River POA Board of Directors met to elect officers and discuss term lengths. The following were elected:

President – John Heider  
 Vice-President – Rachelle Honeycutt (2 year term)  
 Secretary – Bobbie Dannenbrink (2 year term)  
 Treasurer – Ann Rule  
 Director – Jimmy Sheehan (1 year term)

Each officer position will be for one year.

The next Board of Directors Meeting will be held at the Mill River POA Private Park at a time and date to be determined.

The meeting for the Mill River POA Board of Directors was adjourned at 7:15 pm.

*Minutes respectfully submitted by Sentry Management*

*Approved with an edit at the 2022 Annual Members' Meeting*