

# THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

## BOARD OF DIRECTORS MEETING

March 17, 2021, Wednesday 4:00pm

1110 Park Place, Suite 101, CdA, Sentry Management Conference Room

### MEETING MINUTES

#### Attendees:

##### **Board of Directors:**

John Heider - President  
Jimmy Sheehan – Vice-President (on the phone)  
Ann Rule – Treasurer

##### **Sentry Management**

Laura W. White – ASI

##### **Summer Walk Neighborhood Board:**

Susan DuBois  
Pat Seymour

##### **Edgewater Neighborhood Board:**

Jim Stafford

#### **Call Meeting to Order:**

The President, John Heider called the meeting to order at 4:03p.m. and a quorum was established.

#### **Review/Approve Board Meeting Minutes:**

John made a motion to approve the 10/08/20 Meeting Minutes and Susan DuBois seconded the motion. Motion passed by all.

#### **Financial Reports:**

The February 2021 Financials which had been emailed to the Board previously were discussed. The balance in the Operating Account is \$108,749.31 and the balance in the Reserve Fund account is \$169,505.18 and the balance in the Private Park Funds account is \$1,332.56 with a total amount of \$279,587.05 at Pacific Premier Bank. The total expense paid out of the operating account in February 2021 is \$2,121.67. Currently, the reserve balance in each category according to the Balance Sheet is: Master - \$97,555.83; Edgewater - \$8,067.55; River Life - \$40,606.72 and Summerwalk - \$23,275.08.

#### **Neighborhood Board Reports:**

River Life – John noted that there have been many homes sold and there are 2 vacant lots. A mailbox was hit at 4211 Shoreview and repairs are in process.

Edgewater – Jim Stafford reported that there have been three exterior change applications submitted: Anthem Pacific Homes – builder plans that will be approved; Carriage House build only – denied due to home plans not being submitted; Roof color change – approved. The two empty lots have been sold so the community should be built out this year.

Summer Walk – Susan DuBois and Pat Seymour reported that the mailbox repair at Susan's lot needs painting and the mailbox needs replacement; the mailbox repair completed by Alpine Meadows for \$95.16 due to a Fed Ex truck hitting some mailboxes is still outstanding for payment. Ann made a motion to pay the invoice through the HOA and Jim seconded the motion. Motion passed by all. A complaint will be filed with Fed Ex to recoup the money. The right of way along the fence line behind this community needs to be cleaned up. Roots Up will be contacted to add this work to their Spring clean-up.

A site inspection will be conducted for enforcement of trash can storage and trailer storage in all communities.

#### **Old Business:**

Pathway seal coat and private road seal coat – The vendor will be contacted to see if there are any price increases. If not, the work will be scheduled per the approved bid. If not, new bids will be obtained. The red paint on the River Life roads will be placed on HOLD until John talks with the River Life Neighborhood Board Members.

City Right of Way – Nothing to report at this time.

Tree Preservation – Grace Tree Service did not complete the scheduled bid work and no payment has been made to the vendor. The Board placed this project on HOLD.

Go Fund Me – Private Park – The funds to remove the volleyball courts and install the sports court has been minimal. More communication will be sent to the owners. An updated bid will be obtained from Sterling Concrete to see if a discount can be received if the concrete work is done at both the private park and the Mill River Condos.

Private Park Rules and Regulations Posting– John will post 4-5 laminated park rules in a more permanent way under the gazebo and at the gate entrance. The private park restrooms will be summarized by May 1.

Private Park Fascia Painting – A vendor will be contacted to complete the painting on the fascia of the gazebo.

Volleyball Sand Removal and Rental – An individual that does not live within the community asked to rent/use the volleyball courts. Additionally, the same person offered to remove the sand at no cost to the HOA. All Board Members agreed to deny both requests.

**New Business:**

2021 Landscape Projects – At this time there are no major projects scheduled.

Newsletter – The following topics will be noted in the next Mill River POA Newsletter: Reminder about garbage can and trailer storage; Owners will be given the seal coating vendor information so they can elect to have their individual driveways completed; Go Fund Me information; Roots Up landscape vendor; Encourage pet owners to use plastic bag from the stations for dog waste and dispose of the bags inside a garbage can.

Tree Removal– A leaning tree was removed along Grandmill by Tree & Landscape Services for the Board approved amount of \$2,300.00 due to safety concerns.

TDS Install Date – TDS has stated that the fiber optics install is scheduled for 2/15/2022.

**Executive Session:**

The Board went into Executive Session to accept the Board resignations of Doneda Allen and Jeremy Voeller and River Life Neighborhood Board Member, Dan Boston.

**Adjournment:**

The meeting adjourned at 5:41pm

*Respectfully submitted by Sentry Management*