



NORTHWEST COMMUNITIES LLC

9407 N Government Way, Ste 9

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Office: (208) 518-1131

Mill River Property Owners Association
Board of Directors Meeting
Community Park – 4350 Shoreview Lane, Coeur d’Alene ID 83814

Tuesday, July 19th, 2022 | 4:00pm

MEETING MINUTES – OPEN SESSION

Call to Order The meeting was called to order at 4:03pm and a quorum was established. In attendance was Bobbie Dannenbrink, Ann Rule, and John Heider; Board members, and Samantha Ruby of Northwest Communities (NWC) along with 7 association members.

Previous Meeting Minutes were reviewed from meetings on April 22, 2022 and May 6, 2022. Ann made a motion to approve the minutes as written, John seconded unanimously carried.

Old Business from the April meeting minutes included obtaining a paver bid and a cinder block wall bid. Both projects were tabled. Bobbie and John will provide NWC with the information about the projects.

Landscape Update was provided by Bobbie. The tree removal project is complete. There are still shrubs and trees in the community that need to be addressed in terms of disease, pruning and maturity. Bobbie and NWC will walk the common area and make a list of shrubs and trees that need to be addressed. The Board can budget for plant health or replacement in 2023.

Due to the recent tree removal project, tree suckers are sprouting aggressively in the common areas and are being mowed each week by RootsUp.

RootsUp recently provided a detailed irrigation map for both Summer Walk and River Life, as well as detailed watering time schematics.

There are a couple problem areas that are not receiving enough water. NWC will notify RootsUp and ensure the areas are addressed.

On July 6th, 2022 the Board unanimously approved via e-mail a replacement irrigation controller at a cost of approximately \$860.00.

Diane Fineo provided information to NWC about a discount the MRPOA could use at Aspen Nursery. The Board will consider this when budgeting for plant replacement in 2023.

Website Update was provided by Samantha of NWC. The website domain account has been changed so NWC can manage the domain. NWC has also completed the first edit to the website and is planning to use the website for additional capabilities like sharing meeting minutes, making assessment payments and submitting architectural requests.

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Park Security concerns were shared by John. John reported that the Community Park bathrooms were recently vandalized and he has called the Police department on 2 occasions this summer. Other local bathrooms in parks have been affected by a 'Tik Tok' trend with teenagers. There was discussion of additional security and suggestions of how to ensure park go-ers are members.

Revising the Park Rules was discussed. After discussion, the Board agreed that they will make lists of which revisions they wish to see, then add the topic to the next meeting agenda for discussion to include the upcoming new Board members.

Annual Meeting Planning was discussed as the meeting is planned for August 16th, 2022 at 5:30pm. NWC administered the Meeting Notice to the membership via mail on July 15th. Samantha and the Board determined who will present which agenda topics at the meeting, and NWC will provide the Board with an agenda indicating this beforehand.

NWC reported that Notice of the meeting was provided to The Rivers Edge POA and The Condominium Owners at Mill River via Sentry Management. The Mill River POA Declaration/CC&Rs Article III a.v. state: "Each Condominium Unit Owner shall be entitled to one (1) vote for each Unit owned. Said votes shall be cast within the Condominium Association, and the President of said Association shall then cast the votes in the aggregate as one block of votes based upon the majority votes". The Mill River POA Declaration/CC&Rs Article III a.i. state: "The Owners of Property in Rivers Edge shall be entitled to one (1) vote for each Lot owned. Said votes shall be cast within the Rivers Edge Property Owners' Association and the President of said Association shall then cast the votes in the aggregate as one block of votes based upon the majority votes. When more than one person holds an interest in any Lot, all such persons shall be Members".

NWC will request an update from each Neighborhood Board to be presented at the meeting.

Sports Court Update was provided by Samantha of NWC. There was a GoFundMe setup to raise funds for a Sports Court in the park. After determining the limitations of the project, the Board determined it would be best to return the funds to those who donated. NWC created a letter to be sent with refund checks and there is one owner who NWC cannot find the contact information for. Bobbie knows the owner and will provide the contact information to NWC so the project can be completed.

Policies for Flags, Political Signs, Compliance and Delinquent accounts were discussed. The Board discussed potentially creating a flag policy and a political sign policy but did not agree to do so. The policy in place for managing compliance is the "Revised Fine & Appeal Policy". NWC will edit the policy to reflect current state statute and notice requirements and NWC will present it for approval at the next meeting. The policy in place for managing delinquent accounts is Article VI of the Declaration which clearly spells out late fees and how to manage delinquent accounts.

Questions and Comments from Members were taken. There was discussion of the large groups at the community park which seem to have no member present.



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NWC will send a general email to the membership reminding them of the requirement to accompany a group they are hosting in the park.

The Board members entered into Executive Session at 5:36pm. The Board members exited Executive Session at 5:38pm.

There being no further business to come before the meeting, on motion duly made, seconded and unanimously carried, the meeting was adjourned.

Approved at the September 19, 2022 Board of Directors Meeting

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