



NORTHWEST COMMUNITIES LLC
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Mill River Property Owners Association
Board of Directors Meeting
Thursday, April 4th, 2024 at 3:00pm
CDA Public Library – Jameson Room

MEETING MINUTES – OPEN SESSION

Call to Order The meeting was called to order at 3:01p.m. and a quorum was established. In attendance was Mike Philips, Denise Davis and Ed Scott; Board members, Samantha Ruby of Northwest Communities (NWC) and 1 association member via Zoom. The meeting was originally planned for the Gozzer Room and was moved to the Jameson Room.

Previous Meeting Minutes were reviewed from January 18th, 2024; open session. Ed made a motion to approve the minutes as written, Mike seconded and motion unanimously carried.

Neighborhood Reports Samantha reported on behalf of Edgewater. There is a tree at the East entrance encroaching into a fir tree and a trimming estimate is pending. Leslie Thistle reported that all is quiet in Summer Walk. Mike Phillips reported that all is quiet in River Life besides one trailer parking issue. Samantha reported on behalf of River's Edge POA. They are discussing moving their gate kiosk location on Shoreview Lane and working with Blue Fern Development on the matter.

There was no update from the Condos at Mill River.

Architectural Report Samantha reported between January 18th, 2024 and today the following projects were reviewed:

Commercial (Board of Directors)

- Blue Fern submitted revised townhome plans for review at the 1/18/2024 Board of Directors meeting and after the meeting via email for review on April 4th, 2024
- Blue Fern submitted single-family home plans for review at the 1/18/2024 Board of Directors meeting and the Board approved them

Landscape Committee Report The Board reviewed the recommendations from the landscape committee and the revised maintenance contracts from RootsUp which take the committees' recommendations into consideration.

Ed made a motion to approve the revised maintenance contracts from RootsUp for the Park and Neighborhoods and distribute a \$100.00 gift card to Leslie for expenses incurred by the landscape committee and volunteers, Denise seconded and the motion unanimously carried.

Discussion was had about dog waste in Summer Walk along the railroad tracks.



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NWC will draft a hold harmless agreement for volunteers to sign, coordinate purchase of the gift card, and coordinate potential pricing of a dog waste bag station and installation of the station.

A task that the landscape committee has volunteered to take over is replenishment of the bags at the existing dog waste bag stations. Ed made a motion to discontinue the use of the current contractor who does it, and delegate the task to the committee. Mike seconded motion unanimously carried.

Financial Report Samantha presented the February financial report.

As of February 29, 2024 the association's Operating Account has \$114,148.89, and Reserve Fund has \$178,363.61. The total accounts receivable is \$10,300.54 and total prepaid insurance is \$1,609.00 making total assets \$304,422.04. There is a liability of \$3,662.76 due to Reserves, and a future Reserve expense of \$178,363.61, retained earnings of a loss of \$3,636.16 and net income of \$122,395.67 making total assets equal total liabilities and equity.

As of February 29, 2024 the Master had a net income of \$86,403.63, Edgewater had a net income of \$25,275.60, River Life had a net income of \$9,976.30, and Summerwalk had a net income of \$4,376.30.

Old Business

The Board reviewed a revised townhome plan for the Grand Mill Townhomes by Blue Fern Development. Mike made a motion to approve the plans with the exception of the 3plex color scheme and the approved 3plex color scheme is from the last submittal. Ed seconded and motion unanimously carried.

New Business

Samantha presented the agreement renewal with Northwest Communities. With one change discussed, Ed made a motion to accept the agreement renewal with Northwest Communities, Denise seconded and motion unanimously carried. Samantha will make the change and email it to Stephen for electronic signature.

A property owner sent in an email with dog waste reports, suggestions for newsletters and signage. Samantha will respond to this owner via email.

The Board discussed potential timing of a Declaration amendment and decided to wait until further notice on the progress of Blue Fern.

With no other business to come before the Board, Ed made a motion to adjourn, Mike seconded and motion unanimously carried. The meeting was adjourned at 4:36p.m.