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Mill River Property Owners Association
2024 Annual Meeting of the Members
September 5, 2024 at 5:00pm
Coeur d'Alene Public Library Community Room

Informational Meeting Minutes

A quorum was not established with 51 owners in attendance or by proxy. The meeting was an informational meeting which started at 5:15pm.

The 2023 Annual Members' meeting/Informational Meeting minutes were reviewed and will be new business at a rescheduled meeting.

The 2023 Special Meeting minutes were reviewed and will be new business at a rescheduled meeting.

The Board of Directors will discuss an amendment to the Bylaws at their upcoming meeting October 10th, 2024 to lower the quorum requirement.

Neighborhood updates were provided by representatives from each area of the community.

Mike Phillips and Denise Davis reported on behalf of River Life; the parking resolution was implemented and there are minimal issues. There have been a few approved architectural requests which include a shed and exterior painting.

Susan Dubois and Leslie Thistle reported on behalf of Summer Walk; there have been paint request projects that have all been approved. Sealcoating the pathway and adding new trees are wish list items for the 2025 budget.

Todd Maul reported on behalf of Edgewater, and its been quiet with a couple of recently approved landscape and remodel requests.

Stephen Prince reported on behalf of River's Edge Property Owners' Association. There is construction activity outside the gates by DR Horton, and the Board is pending action to move the gate entry kiosk. There has been discussion on the proposed waterfront building sites outside the gate and the lots are now for sale.

Shannon Sicilia reported on behalf of the Condominiums at Mill River. A contractor recently did exterior inspections on buildings identifying priority projects. Many of the high-priority projects are under way and there has been some damage to plants and trees from the work.



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The President's Report was provided by Stephen Prince. The Board of Directors has been very diligent with not spending above budget this year. The landscape committee has been a big help in recommending landscape solutions and assisting with cost controls.

The Board of Directors has been in communication with the new buyer of the vacant land on Grand Mill Lane, who is homebuilder DR Horton. They will continue with the plans for a 59-unit townhome community.

The manager's report was provided by Samantha Ruby. An Amendment to the Declaration is being considered for many reasons which include cleaning up assessment language and aligning with state statutes to allow for proper enforcement of the covenants. An Amendment to the Bylaws is also being considered to allow for the quorum to be lowered to align with state statute.

The financial report was provided by Samantha Ruby. The June 30, 2024 Balance Sheet and Income Statement by class were presented and were also mailed to all members with the meeting notice.

Open Forum was held. Owners expressed concern about recent digging at the private park beach.

The meeting ended at 6:19pm.

Meeting minutes respectfully taken and produced by Samantha Ruby, CMCA.