



NORTHWEST COMMUNITIES LLC
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Mill River Property Owners Association
Board of Directors Meeting
October 10th, 2024 at 3:00pm
CDA Public Library – Gozzer 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 Stephen Prince, Mike Philips, Denise Davis and Ed Scott; Board members, Samantha Ruby of Northwest Communities (NWC).

Executive Session was held and adjourned at 3:44p.m.

Three (3) members joined the meeting in person and one (1) joined via Zoom.

Previous Meeting Minutes were reviewed from July 11th; open session. Ed made a motion to approve the minutes as written, Mike seconded and motion unanimously carried. Meeting minutes from July 30th via email were reviewed. Ed made a motion to approve the minutes as written, Mike seconded and unanimously carried.

Neighborhood Reports Denise and Mike reported on behalf of River Life. There were recent issues with a contractor blocking a road and not having high working standards. The owners were in communication but the process could have been smoother. The Board will look into adding contractor standards to future architectural approvals and to the Declaration Amendment. It was reported that a swale along Woodhaven Loop is being missed in the weekly landscape maintenance. Leslie reported that there is nothing new in Summer Walk and the conversation continues on the potential tree work. Samantha reported that Edgewater recently approved their 2025 landscape maintenance agreement with RootsUp unanimously via email. Stephen reported on behalf of River's Edge. Landscape lighting repairs were recently completed and the City sewer will soon be tied into outside of the gate on Shoreview for the four lots on the waterfront. There was no report from the Condos at Mill River, but Leslie mentioned that recently the Condos had a contractor working on a lift blocking traffic on Riverway.

Architectural Report Samantha reported between July 11th, 2024 and today the following projects were reviewed:

Commercial (Board of Directors)

- DR Horton, change request regarding bike racks in garages of Grand Mill Townhomes
- DR Horton, change request regarding railing installation at Grand Mill Townhomes
- On July 30th, 2024 the single-family home plans proposed by Blue Fern Development for the 'Coeur d'Alene Mill River Waterfront Subdivision' specifically for Mill River 1st Add Tax #23312 (LT 3 BLK 6) 0950N04W was approved



Summer Walk

- 3244 Roughsawn Lane – garage door replacement, approved
- 3256 N Swiftwater Lane – exterior painting, approved
- 4369 Woodhaven Loop – exterior painting, approved
- 4241 Woodhaven Loop – greenhouse, approved
- 4849 Mill River Ct – exterior painting, approved

The Board of Directors discussed via email two requests submitted by DR Horton as change requests to the already approved Grand Mill Townhomes plans.

A request was submitted to not install the bike racks in the garages in the Grand Mill Townhomes. Denise, Stephen and Mike approved this request and Ed opposed.

A request was submitted to only install railing on the Front Porch/Patio when elevation from patio to ground is greater than 30 inches. The Board was unanimously opposed as they object to the exterior design appearance and believe the change would be incompatible with surrounding design concepts.

Landscape Committee Report Leslie relayed recommendations and observations of the committee. These are outlined in emails dated October 7th and August 27th. The Board requested that the committee come up with scopes of work for their suggested projects so that price estimates can be obtained. 2025 proposals for the Master, the Park, the Grand Mill area and Summer Walk were just received and will be distributed to the Board, Neighborhood Boards and Landscape Committee for final comment, and will be used for projected expenses in the 2025 budget.

Financial Report Samantha presented the financial report as of August 31, 2024. The operating account balance was \$54,791.77 and the reserve account balance was \$179,454.29. There were accounts receivable of \$741.53, and prepaid insurance of \$1,087.00 making total assets \$236,074.59. There was a liability of \$3,662.76 due to the reserve account, a future reserve expense of \$179,454.29, retained earnings of a loss of \$4,026.74 and a net income of \$52,957.54 making total assets equal total liabilities and equity. The year-to-date income and expense by class report was also reviewed.

Old Business

The Annual Members Meeting September 5th, 2024 was held as an informational meeting because a quorum was not established with 51 owners present in person and by proxy. A reconvened meeting will be planned.

The Board discussed amending the Bylaws to achieve a quorum at Members' Meetings. Denise made a motion to amend the Bylaws at Article III section 4. The section shall be deleted and replaced with the following: "4. To constitute a quorum, there shall be present and voting at each meeting, either in person or by proxy, ten percent (10%) of the membership of record at the date notice of the meeting was given or if notice was not required, membership of record thirty (30) days prior to said meeting date. Notice



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shall be deemed given according to the manner set forth in paragraph 2 of this Article”, Stephen seconded, and the motion unanimously carried. NWC will prepare the Amendment and provide copies to members.

New Business

2025 Budget Preparation was discussed. An overall increase in operating and reserve assessments will occur. Reserve projects were discussed in depth for all classes and projected expenses from the Reserve Study from 2019. An update on the Study will be budgeted for as well. NWC will complete drafts and send them out to the Board and Neighborhood Boards.

Declaration Amendment Planning was discussed. Samantha will request a price estimate on the project from legal counsel.

Planning a meeting with DR Horton was discussed. Samantha will coordinate a date that works for all parties and begin discussion on the impacts of the incoming property owners as well as the impacts to the Declaration.

With no other business to discuss, Stephen made a motion to adjourn at 5:20p.m. and the motion unanimously carried.

Approved February 7, 2025