

NORTHWEST COMMUNITIES LLC

3201 N Huetter Road Suite 103 | Coeur d'Alene, Idaho 83814

Office: (208) 518-1131 Email: info@nwcommunities.net

Mill River Property Owners Association

2025 Annual Meeting of the Members

October 23, 2025 at 5:00pm

Coeur d'Alene Public Library Community Room

2025 Annual Meeting Minutes

A quorum was established with the owners in attendance or by proxy. The meeting began at 5:03 p.m.

Introductions were made for Board Members Stephen Prince, Ed Scott, Denise Davice, Mike Phillips, and Northwest Communities' representative, Kristine Banister.

The 2024 Annual Members' Meeting minutes were reviewed, and a motion was made to pass these as provided. The motion was seconded and unanimously passed.

Neighborhood updates were provided by representatives for each neighborhood of the community.

Denise Davis reported on behalf of River Life. There have been many approved architectural projects for exterior painting this year.

Kristine Banister reported on behalf of Summer Walk and Edgewater. Many trees along the path have been replaced in Summerwalk. There have been several architectural projects for exterior painting in Edgewater, as well as bark blowing for the neighborhood's entrance. A question was posed requesting action for a tree in the entryway that is leaning and potentially causing a safety concern. The Board will be working with the landscape committee to address this with the landscaping company.

Stephen Prince reported on behalf of River's Edge. Five home sales, dock replacements, and road sealcoating have taken place this year.

Ann Ferrar reported on behalf of the Condos at Mill River. Exterior painting, roof replacements, and a Reserve Study update have been underway for this year.

The President's Report was provided by Stephen Prince. The Board of Directors worked with owners to pass three items in the Declaration Amendment Project. We successfully brought in the Grand Mill Townhomes as a neighborhood for Mill River. Once all units are sold, this will bring in an additional \$24,880.89 in assessment income for the Association. The Board also negotiated an agreement with D.R. Horton (Developer of Grand Mill) to pay \$1,000.00 per unit sold to the Association for a projected additional income of \$59,000.00. Also passed with the

NORTHWEST COMMUNITIES LLC

3201 N Huetter Road Suite 103 | Coeur d'Alene, Idaho 83814

Office: (208) 518-1131 Email: info@nwcommunities.net

Declaration Amendment is the allowance for electronic voting and virtual meeting attendance. A concern about the difficulty in gaining the 75% approval for a Declaration Amendment was discussed. The Board and NWC had struggles with obtaining individual owner information for the Condos from Sentry, who stated the Board did not wish for us to have the contact information. Discussions were held that Mill River has the right to obtain and keep records for individual owners within the Association, to include each neighborhood. NWC will get with Sentry to request information for the Condos and request that updates be sent on a monthly basis to ensure the most current records are available.

The IDL Dock Request status update was provided by Mike Phillips. There is an application from Lance Douglas to install 75 boat slips, and the Board has made objections to this as the slips are planned to be 10-12 docks deep. October 1, 2025, is the next hearing with the Department of Lands, where they intend to make a decision. Many Owners expressed their like concern with the proposed docks. NWC invited owners to email a request to be included in updates that are received concerning the proposed docks.

The manager's report was provided by Kristine Banister. An Amendment to the Declaration has been recorded. The Board has passed the 2026 Budget with no change to assessments. The anticipated revenue from the Grand Mill Townhomes and how it will help the Association become more financially stable was discussed.

The financial report was provided by Kristine Banister. The July 31, 2025, Balance Sheet and Income Statement were presented.

Elections: With no other volunteers for open positions besides Mike Phillips, Denise Davis and Stephen Price, there was a motion to appoint the volunteers for a 2-year term. This was seconded, and the motion carried unanimously.

Open Forum was held. Owners expressed concern about a tree hanging in the street by the entrance to Heritage off Grandmill, as well as weeds in the area. The Association's landscape liaison, Bruce, will work with the contractor, RootsUp, to identify any landscape maintenance needs.

Ann Ferrar requested a copy of the current Reserve Study and Budget Performance for the Association.

The meeting was adjourned at 6:17pm.

The Board members met after the meeting to determine officer positions and unanimously agreed the positions would be as follows:

Denise Davis - President

Ed Scott - Vice President

NORTHWEST COMMUNITIES LLC

3201 N Huetter Road Suite 103 | Coeur d'Alene, Idaho 83814

Office: (208) 518-1131 Email: info@nwcommunities.net

Diane Minker - Secretary

Mike Phillips - Director

Stephen Prince - Treasurer

This meeting ended at 6:25p.m.

DRAFT