



## NORTHWEST COMMUNITIES LLC

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*Mill River Property Owners Association*

*Reconvened 2024 Annual Meeting of the Members*

*December 2nd, 2024 5:00pm*

*In the Community Room at the Coeur d'Alene Public Library (702 E Front Ave. Coeur d'Alene, Idaho)*

### MEETING MINUTES

**Call to Order** The meeting was called to order by Stephen Prince at 5:06p.m. and a quorum was established with 53 members in attendance in person and by proxy. The Board members present were Stephen Prince, Denise Davis, Ed Scott, and Mike Philips. Samantha of Northwest Communities was present.

Samantha announced that a quorum was not met at the Annual Membership Meeting on September 5<sup>th</sup>, 2024. The Board of Directors adopted an amendment to the Bylaws after that meeting which set the quorum at 10%. A copy of this amendment has been provided to all members.

**Previous Meeting minutes** were reviewed from two Annual Meetings in 2023 and the Informational meeting on September 5<sup>th</sup>. Ed made a motion to approve the minutes as written, and all were in favor, motion unanimously carried.

Stephen described the status of community projects. The construction of the Grand Mill Townhomes is proceeding by DR Horton with expected units to be completed in the Spring of 2025. The Board is exploring tree projects for next year and a Declaration Amendment.

Samantha described the recent notice of assessment increase and the 2025 budget. There will be assessments collected from the new owners of the Grand Mill Townhomes in 2025 as well which are unbudgeted.

**Samantha conducted the election** and announced that there are two (2) open positions on the Board of Directors. Ed Scott and Marc D'Andrea's terms expire at this meeting. Stephen, Denise and Mike's terms expire in 2025. Samantha reported that the Condos at Mill River and River's Edge POA proxy-holders were in attendance. Samantha requested volunteers prior to the



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meeting and Ed Scott and Diane Minkner volunteered. No other volunteers came forward at the meeting. Dan Panther made a motion to elect Ed Scott and Diane Minkner for a 2-year term on the Board of Directors, Brian Hitchens seconded the motion and motion unanimously carried.

With no other business, Stephen adjourned the meeting at 5:39p.m.

Approved at the 2025 Annual Meeting