

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

June 17, 2021, Thursday 4:00pm
Mill River POA Private Park Gazebo

MEETING MINUTES

Attendees:

Board of Directors:

John Heider - President
Jimmy Sheehan – Vice-President
Ann Rule – Treasurer

Sentry Management

Laura W. White – ASI

River Life Neighborhood Board:

Ron Haxton

Mike Phillips

Edgewater Neighborhood Board:

Jim Stafford

Gary Schnittgrund

Summer Walk Neighborhood Board:

Pat Seymour

Call Meeting to Order:

The President, John Heider called the meeting to order at 4:03p.m. and a quorum was established.

Review/Approve Board Meeting Minutes:

Jim Stafford made a motion to approve the 3/17/21 Meeting Minutes and Ron Haxton seconded the motion. Motion passed by all.

Financial Reports:

The May 2021 Financials which had been emailed to the Board previously were discussed. The balance in the Operating Account is \$100,301.01 and the balance in the Reserve Fund account is \$169,551.16 and the balance in the Private Park Funds account is \$1,332.75 with a total amount of \$271,184.92 at Pacific Premier Bank. The total expense paid out of the operating account in May 2021 is \$10,252.95. Currently, the reserve balance in each category according to the Balance Sheet is: Master - \$98,915.05; Edgewater - \$8,069.73; River Life - \$40,617.74 and Summerwalk - \$23,281.39.

Neighborhood Board Reports:

River Life – Ron Haxton reported that the non-compliant Carriage House rental issue has been resolved.

Edgewater – Jim Stafford reported that the last two empty lots have been sold and the builder plans approved. An owner reported about a nuisance at one of the lots. A letter will be sent to the owner letting them know about the complaint.

Summer Walk – Pat Seymour reported that some lots are in need of landscape maintenance. Non-compliant notices will be sent to the lot owners. Many mailboxes are in need to paint. A bid will be obtained for painting and repairs.

Old Business:

Pathway seal coat and private road seal coat – The work will be scheduled in the next 2-3 weeks. Post cards will be sent to owners notifying them of the work and giving them the option to have their driveways seal coated at their own expense. The pathway seal coating will be a Master reserve expense and the private roads will be for the SummerWalk and RiverLife reserve expense.

City Right of Way – There is still a large pile of debris along the area behind the SummerWalk community. A follow-up email and letter will be sent to the city.

Go Fund Me – Private Park – No additional funds have been collected.

Private Park Fascia Painting – A vendor has been contacted but not yet scheduled to complete the painting on the fascia of the gazebo.

New Business:

2021 Landscape Projects – Nothing is scheduled. Some owners have expressed concern about the dying trees and shrubs. Landscape maintenance experts stated that the life expectancy of deciduous trees is 15-20 years; the basalt rock base causes extreme heat; over watering can cause disease. With this information, the Board will replace trees as they die.

Sports Court – It is agreed that the past information sent to the owners may have been misleading causing some confusion. More complete and concise details will be sent to the owners and presented at the 2021 Annual Members Meeting. John will work on this project.

Newsletter – The following topics will be noted in the next Mill River POA Newsletter: Seal coating vendor information; Beach clean-up session; information on trees/shrubs; store trash cans from being visible from other lots; Annual Meeting date.

Winter Property – The Board agreed to obtain a bid from Sterling Concrete to install a concrete apron onto the private roads in River Life at 4171 Woodhaven Loop and 4261 Woodhaven Loop as a safety precaution.

Trash Can Storage enforcement – Notification of proper trash can storage will be sent in the Newsletter.

Restroom Lock repair – change code - John had the Lock Doctor repair the restroom lock for \$123.30. The restroom code will be changed and the topic to change the entrance gate key lock will be decided in the winter when the park is less occupied.

Sewer Connection in Rivers Edge – Discussion occurred over the City of CdA demanding that the Rivers Edge community pay for a sewer hook up for the city due to an annexation agreement recorded between the city and the developer, Neighborhood Life Inc. in 2003. The Rivers Edge HOA is under the master Mill River POA.

Annual Meeting – The 2021 Annual Members Meeting will be scheduled for Thursday, 7/22/21, Best Western/CdA Inn at 5:30pm. Sentry will draft the notice and send it to the Board for review before mailing.

Executive Session:

The Board did not need to enter executive session.

Adjournment:

The meeting adjourned at 5:16pm

Respectfully submitted by Sentry Management