

**THE MILL RIVER PROPERTY OWNER'S ASSOCIATION (POA)
2015 ANNUAL MEETING OF THE MEMBERS
MINUTES**

Monday, July 13, 2015, Best Western/CdA Inn
506 Appleway, Coeur d'Alene, ID
5:30 p.m. – 7:00 p.m.

Board Member Attendees

Chet Gaede – President
Amy Larson – Vice-President
Dan Panther – Secretary
Dave Barclift – Treasurer
George Silva - Director

Management Company

Sherry Lenarz - ASI
Laura White - ASI
Christina Schulz – ASI

Call to Order

Meeting was called to order by President, Chet Gaede, at 5:34 p.m. and a quorum was established (159 members out of 267 or 60% were represented in person or by proxy). Chet introduced the present Board members and ASI as the HOA management company.

Approval of the 2014 Annual Meeting Minutes:

After review of the 2014 Annual Meeting Minutes, a motion was made from the floor to approve the minutes. The motion was seconded from the floor. The motion passed.

Financial Reports (2015 January - May)

Sherry Lenarz (ASI) provided the financial reports on behalf of the Board of Directors.

- **Year – to – Date (YTD) Income and Expense (on an accrual basis) by Class Report (As of May 31, 2015).** It was reported that Year-to-Date in 2015:
 - The **Total** income invoiced was \$98,693.71. **Total** operating expenses paid YTD were \$27,013.73. Leaving a **Total** net income of \$71,679.98.
 - The **Edgewater (31 members)** income invoiced was \$13,337.36. **Edgewater** operating expenses paid YTD were \$3,610.25. Leaving an **Edgewater** net income of \$9,727.11.
 - The **River Life (54 members)** income invoiced was \$9,162.37. **River Life** operating expenses paid YTD were \$1,979.18. Leaving **River Life** net income of \$7,183.19.
 - The **Summerwalk (43 members)** income invoiced was \$8,449.07. **Summerwalk** operating expenses paid YTD were \$2,181.92. Leaving **Summerwalk** net income of \$6,276.15.
 - The **Master** (% from all neighborhoods to maintain the joint common area) income invoiced was \$67,744.91. **Master** operating expenses YTD were \$19,242.38. Leaving **Master** net income of \$48,502.53.

- The **Mill River Condos Association (117 members)** have been invoiced YTD \$28,197.00 and the **Rivers Edge HOA (22 members)** have been invoiced YTD \$6,600.00 which is part of the **Total and Master** income invoiced.

There are no major maintenance projects scheduled for 2015 due to determining the financial health of the Association with the new accounting principles put in place.

- **Balance Sheet by Class:** As of 5-31-15, the total assets, liabilities and equity were as follows:
 - **Master** - \$155,768.42
 - **Edgewater** - \$2,744.40
 - **River Life** - \$7,664.07
 - **Summerwalk** - \$6,359.71
 - **Total** - \$172,536.60

The River Life neighborhood, Summerwalk neighborhood and Master currently have Reserve accounts to pay the costs for any future expenditure within their community. The Edgewater neighborhood will have a Reserve account established in 2016 once the exact expenditures for their neighborhood are established and assessments are determined accordingly. The Board has authorized that a Capital Reserve Study be conducted for the Mill River POA.

Board Update

ACC Committee Report:

Chet explained that one board member acts as chairman to each neighborhood ACC committee: Amy Larson chairs the Edgewater ACC; Dan Panther chairs the River Life ACC; and Dave Barclift chairs the Summerwalk ACC. The Mill River Condos and the River's Edge have their own individual ACC within their own Association.

The purpose of the ACC is to communicate to all owners on how to comply and preserve the exterior architectural integrity within their specific neighborhood according to the Association governing documents.

There are currently members needed on the River Life and Summer Walk ACC. Members are encouraged to volunteer.

Landscape Maintenance Report:

Chet requested that all members contact the HOA management company, ASI, when they see any issues regarding the landscape maintenance. The sooner a problem is reported, the quicker it can be resolved.

Old Business

Wall Closure at River Life:

The Association enclosed the break in the exterior pathway wall in the River Life community in the Fall of 2014.

No Parking Signs on Shoreview:

The Association had “no parking” signs installed along Shoreview in front of the private and public park in the Fall of 2014.

Geese at Private Park:

The current stringed fence at the Spokane River’s shoreline at the Mill River POA private park works at the beginning of the summer season to discourage the wild geese from entering the grassy area of the park. Unfortunately, as the geese become accustomed to the fence, it no longer acts as a deterrent. The Board is looking at other alternatives that are cost effective to keep the geese out for the later part of the season. The Board asks any member with a plausible solution to please contact ASI.

Dan Panther has spent many hours removing the geese waste. Volunteers for this job are needed. Please meet with Dan and he will show you the process he has developed for clean-up. The more community volunteers received to keep the park looking aesthetically pleasing will be the most cost effective way to maintain it.

Stop Sign at Shoreview and Grandmill:

George Silva worked with the City of Coeur d’Alene to have the stop sign installed at Shoreview and Grandmill.

Neighborhood Watch Status:

The Association is currently looking for an owner who will spearhead the development of a Neighborhood Watch committee. The owners will benefit from this community service to help enforce the safety and protection of the area in partnership with the local police department. This committee would work independently from the Association.

New Business

LCDC – Old Railroad Tracks Area:

The current old railroad track section is owned by the Lake City Development Corporation (LCDC). Therefore, it is the LCDC’s responsibility to develop and maintain this area. All members or a specific community representative are encouraged to attend the LCDC public meetings in order to communicate your expectations and ideas on how to develop this area to best serve the owners that live in the community.

Member Website – at www.millriverpoa.org:

Please sign up at the Mill River POA website to obtain information from the Association and to communicate through email to the Board and HOA management company.

No Parking Signs on other Private Roads:

The Board is looking into installing more “no parking” signs on the private roads. All members are asked to contact the Coeur d’Alene Police if there are any illegally parked

cars blocking your road or driveway. The local police will ticket these vehicles. The Association and ASI will not be taking the responsibility to have any vehicle towed for illegal parking.

Private Park Trespassing:

If any member hears or sees the private park being used after hours by trespassers, they are instructed to contact the Coeur d'Alene Police at 208-769-2320.

Elections

There are currently two (2) Board positions up for election at the meeting. Chet Gaede and Dave Barclift are the two (2) candidates listed on the ballot for re-election. Chet opened the floor to nominations. Kaleigh Boone nominated Jae Enos as a candidate for the Board. Shelley Barclift seconded the nomination. Jae Enos is a write-in candidate on the ballot. Chet asked for any further nominations. As there were no others nominated, the floor was closed for nominations. The Association cast their ballots. The members from the Mill River Condos and River's Edge communities did not cast individual ballots due to the governing documents giving authority to the President of each of those associations to cast the group vote via appointed proxy. The ballots were counted and Dave Barclift and Chet Gaede were re-elected to the Board of Directors for a two (2) year term ending in 2017.

Open Forum Discussion

- An Edgewater owner has had some personal items stolen at his home. He requested that a "no solicitors" sign be installed at the entrance to Mill River Court to act as a deterrent to thieves. Resolution – contact the local police.
- A Mill River condo owner has had some packages stolen from her condo unit. Resolution – contact the local police. The more phone contacts the local police receive, the more help the community will receive from local law enforcement.
- Vehicle parking is blocking traffic in the Summerwalk community. Resolution – work with your ACC to develop a parking solution.
- Geese waste is causing the private park to be unusable. Resolution – Swan decoys, light sensors, wall barricade. The Board is researching many alternatives. Owner suggested installing a sign prohibiting the string fence from being removed.
- Dog waste is a problem in the vacant lots on the north side of River Life and in the private park. Resolution – Board will consider budgeting for doggie station installation in these areas.
- Installation of a play area in the private park. Resolution – Board will look into the possibility of this project.
- Beach sand is hard dirt this year. Resolution – Board will look into re-sanding the beach area in the Spring of 2016.
- Exterior lights at apartments on Sawblade are blinding in the homes on Woodhaven Loop. Resolution – Owner will follow-up with the contacts made to change the angle of the exterior lighting. ASI will also contact the apartment management and the builder to help resolve the problem.

- Unsafe angled bike path in River Life. Resolution - Contact Dan to come up with a solution. Owner suggested speed bumps or a locked gate.
- Missing and dead common area trees throughout the community. Resolution – the tree replacement will be budgeted in the 2016 Budget and completed in 2016.
- Trash in the private park. Resolution – The landscape maintenance company has been authorized to complete trash pick-up three (3) times a week. If any member sees trash lying around, please pick it up.

Adjourn

With no other business to discuss, Chet Gaede adjourned the meeting at 7:00 p.m.

**Meeting of the Board of Directors
July 13, 2015**

At 7:07 p.m. the Board of Directors met to elect the officers of the Board for the next year. The following slate of officers was elected:

President:	Chet Gaede	Vice President:	Amy Larson
Treasurer:	Dave Barclift	Secretary:	Dan Panther
Director:	George Silva		

The meeting of the Board of Directors was adjourned at 7:09 pm.

Minutes respectfully submitted by Laura White with Association Services, Inc.