

**THE MILL RIVER PROPERTY OWNER'S ASSOCIATION (POA)  
2016 ANNUAL MEETING OF THE MEMBERS  
MINUTES**

Thursday, July 21, 2016, 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 (Absent)

**Management Company**

Sherry Lenarz - ASI  
Laura White - ASI  
Wendy Stephenson – ASI  
Kristine Cincotta - ASI

**Call to Order**

Meeting was called to order by President, Chet Gaede, at 5:32 p.m. and a quorum was established (162 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 2015 Annual Meeting Minutes:**

After review of the 2015 Annual Meeting Minutes, member Evonne Panther made a motion to approve the minutes. The motion was seconded by member, Ron Haxton. 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, 2016).** It was reported that Year-to-Date in 2016:
  - The **Total** income invoiced was \$102,879.03. **Total** operating expenses paid YTD were \$36,236.83. Leaving a **Total** net income of \$66,642.20.
  - The **Edgewater (35 members)** income invoiced was \$14,364.24. **Edgewater** operating expenses paid YTD were \$4,599.79. Leaving an **Edgewater** net income of \$9,764.45.
  - The **River Life (54 members)** income invoiced was \$10,011.22. **River Life** operating expenses paid YTD were \$4,024.73. Leaving **River Life** net income of \$5,986.49.
  - The **Summerwalk (43 members)** income invoiced was \$8,501.65. **Summerwalk** operating expenses paid YTD were \$2,941.00. Leaving **Summerwalk** net income of \$5,560.65.

- The **Master** (% from all neighborhoods to maintain the joint common area) income invoiced was \$70,001.92. **Master** operating expenses YTD were \$24,671.31. Leaving **Master** net income of \$45,330.61.
  - 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 \$7,150.00 which is part of the **Total and Master** income invoiced.
- **Balance Sheet by Class:** As of 5-31-16, the total assets, liabilities and equity were as follows:
    - **Master** - \$145,952.87
    - **Edgewater** – (\$3,255.35)
    - **River Life** - \$18,498.06
    - **Summerwalk** - \$15,666.13
    - **Total** - \$176,861.71

### **Property Owner Association Update**

#### **ACC Committee Report:**

Amy Larson, Chairman of the Edgewater ACC, gave an update that the committee has been busy approving builder plans for many of the six (6) vacant lots in the community.

Dan Panther, Chairman of the River Life ACC, gave an update that the committee has approved builder plans and exterior improvements. There are still some vacant lots and sales have been slow.

Dave Barclift, Chairman of the Summer Walk ACC, gave an update that the committee has approved a few exterior improvements.

#### **Landscape Maintenance Report:**

Dan informed the members about the many projects completed or scheduled to be completed in 2016:

- Walkway landscaping and irrigation install in River Life;
- Closed the opening in the back wall in River Life;
- Irrigation system repairs as needed;
- Installation of ten (10) new trees through the community;
- Concrete pad removed from private park;
- Painted the restroom floors;
- Installed four (4) pet waste stations;
- City installed requested stop sign at Grandview and Shoreview Lane;
- New lock installed on private park restroom;
- Replaced the broken switch on the volleyball court lights;
- Exterior lights replaced with LED lights in the private park;
- Sand replacement in the private park; and
- Speed bumps installed at walkway leading from Woodhaven Loop onto Grandmill Lane.

Additional 2016 projects that are planned:

- Replace irrigation clock in private park;
- Replace additional dead or dying trees;
- Extend the pathway from Grandview all the way to the road.

### **CC&R Amendment Information**

Chet informed the members that after the approval of the 1<sup>st</sup> Amendment giving the Mill River POA Master Board the ability and responsibility to establish individual Neighborhood Boards in Edgewater, River Life and Summer Walk, the 2<sup>nd</sup> Amendment was recorded. The 2<sup>nd</sup> Amendment details the scope of responsibilities and role for the Neighborhood Boards.

### **Old Business**

#### **Geese at Private Park:**

Keeping the private park clean from geese waste continues to be a problem for the Board to solve. The Board installed a temporary orange fence that kept the geese out of the area until they started to fly. The Board purchased some decoy swans to install in the water and a decoy coyote that the geese avoided for a temporary time. Currently, the Board purchased a special light that the City of CdA has had success with to scare the geese. The light will be installed but it only keeps the geese away at night.

Chet asked for a show of hands indicating if the members would agree to a \$20.00 increase in their assessments for 2017 so the Board can budget to hire someone to remove the geese waste on a scheduled time frame from Memorial Day to Labor Day. The majority of members present raised their hands.

The Board would appreciate any ideas and alternatives the members may have to overcome this on-going problem.

#### **Member Website – at [www.millriverpoa.org](http://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:**

No Parking signs have been installed in River Life. Additional No Parking signs and Dead End signs will be installed by August 1, 2016, in Summer Walk. Members are asked to contact the local police if a vehicle is parked on the private road that does not belong to a homeowner or visitor as this is considered trespassing on private property.

## **Elections**

There are currently three (3) Board positions up for election at the meeting. Chet Gaede and Dave Barclift will complete their two (2) year term in 2017. Amy Larson and George Silva are seeking re-election for another two (2) year term and their names are on the ballot. Laura White (ASI) opened the floor to nominations. Evonne Panther nominated Jae Enos as a candidate for the Board. Jae accepted the nomination. Laura asked for any further nominations. As there were no others nominated, the floor was closed for nominations. Eve Knudtsen moved that the current Board candidates be accepted as Board Members. Shelley Barclift seconded the motion. No one opposed. Motion passed. Amy Larson, George Silva and Jae Enos will serve as Mill River Property Owner's Board of Directors until 2018.

## **New Business**

### **Old Railroad Tracks Area/Public Right of Way:**

This area is owned by the City of CdA and the city is still requesting input from the community on ideas for development. The members are urged to attend the meetings and communicate their ideas on enhancing this area as a "community" walk to park. Chet will compile a distribution list to email all interested members. Please send ASI your email if you would like to be on that list.

### **Post Falls Highway District:**

The Post Falls Highway District is planning to made changes on the road and add additional stop lights along Seltice between Huetter and Grandmill. All members are encouraged to attend the meetings when scheduled to provide input for the restructuring of this highway.

### **Open Forum Discussion**

- Private Park disruptions occurred over the July 4<sup>th</sup> weekend. Resolution: Contact the local police and report trespassing on private property. The Board will look into hiring a private security guard in 2017 to keep peace in the area.
- Current private road, no parking signs in Summer Walk and River Life are keeping traffic and parking under better control.
- Installation of play equipment in the private park. Resolution – Board will look into the possible liability insurance ramifications for this structure.
- A member reported that one of the private road signs is bent and needs to be repaired.
- The pathway leading from Woodhaven Loop to the Mill River Condos should be checked to determine if ground cover needs to be added to cover the water system.
- The Post Falls Highway District pruned back the trees located in the City of Huetter along Seltice Way.

## **Adjourn**

With no other business to discuss, Chet Gaede adjourned the meeting at 6:54 p.m.

### **Election of the Neighborhood Board of Directors**

At 6:55 p.m. the Members gathered within their individual communities throughout the room to elect their Neighborhood Board of Directors for the next two (2) years. The Neighborhood Board will serve as the Architectural Control Committee of each neighborhood and complete the roles and responsibilities outlined in the 2<sup>nd</sup> Amendment to the CC&R's.

The following individuals were elected in each neighborhood:

**Edgewater** - Amy Larson, Jae Enos and Sherry Lenarz oversaw this election. Jae Enos was elected to the Board and Ron Nilson and Cheryl Fraser were appointed. Jae will contact Ron and Cheryl to seek their acceptance to the Edgewater Neighborhood Board of Directors.

**Summer Walk** – Dave Barclift and Laura White oversaw this election. Lois Grutta, Terry Grutta, Steve Issacson, Jim Helgeson and Skip Lincoln were all elected to the Summer Walk Board of Directors.

**River Life** - Dan Panther and Wendy Stephenson oversaw this election. Dan Haxton, Eve Knudtsen and Jeremy Voeller were elected to the River Life Board of Directors.

The Mill River POA Board and Neighborhood Boards will meet in the next few weeks. The Mill River POA Board will elect officers and instruct the Neighborhood Boards of their roles and responsibilities.

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

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