

**THE MILL RIVER PROPERTY OWNER'S ASSOCIATION (POA)
2017 ANNUAL MEETING OF THE MEMBERS
MINUTES**

Thursday, July 27, 2017, Best Western/CdA Inn
506 Appleway, Coeur d'Alene, ID
5:30 p.m. – 7:00 p.m.

Board Member Attendees

Chet Gaede – President
Dave Barclift – Treasurer
George Silva – Director

Management Company

Sherry Lenarz - ASI
Laura White - ASI
Jan Cook – ASI

Call to Order

Meeting was called to order by President, Chet Gaede, at 5:34 p.m. and a quorum was established whereas over 25% of the membership was represented in person or by proxy. Chet introduced the present Board members and ASI as the HOA management company.

Approval of the 2016 Annual Meeting Minutes and 2016 Special Meeting of the Members Minutes

After review of the 2016 Annual Meeting Minutes and Special Meeting of the Members Minutes a motion was made to approve the minutes. The motion was seconded by a member. All in favor, none opposed. The motion passed.

Financial Reports (2017 January - June)

Laura White (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 June 30, 2017).** It was reported that Year-to-Date in 2017:
 - The **Total** income invoiced was \$112,879.95. **Total** operating expenses paid YTD were \$44,310.57. Leaving a **Total** net income of \$68,569.38.
 - The **Edgewater (35 members)** income invoiced was \$15,498.42. **Edgewater** operating expenses paid YTD were \$5,702.77. Leaving an **Edgewater** net income of \$9,796.15.
 - The **River Life (54 members)** income invoiced was \$10,972.98. **River Life** operating expenses paid YTD were \$7,292.50. Leaving **River Life** net income of \$3,680.48.
 - The **Summerwalk (43 members)** income invoiced was \$8,385.00. **Summerwalk** operating expenses paid YTD were \$6,012.50. Leaving **Summerwalk** net income of \$2,372.50.
 - The **Master** (% from all neighborhoods to maintain the joint common area) income invoiced was \$78,023.05. **Master** operating expenses YTD were \$25,302.80. Leaving **Master** net income of \$52,720.25.

- The **Mill River Condos Association (117 members)** have been invoiced YTD \$31,005.00 and the **Rivers Edge HOA (22 members)** have been invoiced YTD \$7,678.00 which is part of the **Total and Master** income invoiced.
- **Balance Sheet by Class:** As of 6-30-17, the total assets, liabilities and equity were as follows:
 - **Master** - \$52,720.25
 - **Edgewater** - \$9,796.15
 - **River Life** - \$3,680.48
 - **Summerwalk** - \$2,372.50
 - **Total** - \$68,569.38

Neighborhood Board Update

Chet Gaede, Board President, gave an update that the Edgewater Neighborhood Board has been busy approving builder plans for some of the vacant lots in the community. The Edgewater Community conducted a Special Meeting of the Members where they approved by a 2/3 in favor vote to raise the 2017 Assessments to \$800.00/lot (retroactive) and levy a one-time special assessment of \$154.00 per lot for 2017. This will allow the Master Association to no longer carry the financial obligations moving forward of this community.

Ron Haxton and Jeremy Voeller, River Life Neighborhood Board, gave an update that the Board has approved builder plans and exterior improvements. There are still eight vacant lots left to build. The 2016-17 snow removal process had its challenges that will be addressed when choosing a vendor for this snow season.

Jim Helgeson, Summerwalk Neighborhood Board, gave an update that they have approved the builder plans for the last lot and the dead end signs have been effective in keeping traffic off the private roads.

Community Projects Completed and to be Completed

Dave Barclift informed the members about the projects completed or scheduled to be completed:

- Irrigation system repairs as needed;
- Installation of ten (10) new trees through the community;
- Repaired restroom code locks;
- Contracted Primal Pest Control to conduct eagle drone flights to deter geese from private park;
- Installed No Parking Dead End signs in Summer Walk; and
- Contracted a private security guard for July 4th to keep private park peaceful.

Future Planned Expenditures for 2018:

- Seal Coat Private Roads; and
- Paint private park fencing.

Members requested that the following projects be considered:

- Remove Aspen trees at wall in River Life;
- Remove the turf and install asphalt at the walking path between Grand Mill and Woodhaven Loop in River Life; and
- Check the health of the trees at the Edgewater community entrance.

Old Business

Old Railroad Tracks Area/Public Right of Way:

This area is owned by the City of CdA and no decision has been made for development. The members are urged to attend the city council meetings and communicate their ideas on developing this area. Information can be obtained on Facebook at “Splash of Blue” or at the webpage for Lake City Development - www.ignitecda.org.

Elections

There are currently four (4) Board positions up for election at the meeting. George Silva will complete his two (2) year term in 2018. Dave Barclift is seeking re-election for another two (2) year term and his name is on the ballot. Jae Enos and Amy Larson have submitted resignations and will not complete their two (2) year term. The two (2) candidates who receive the most votes will complete a two (2) year term. The other two (2) candidates will complete one (1) year terms vacated by Jae and Amy. Laura White (ASI) opened the floor to nominations. Members, Jim Helgeson, Michael Quinn, Maureen Heider and Jeremy Voeller were nominated and seconded to be on the ballot. All four (4) members accepted the nominations. Members were instructed to cast four (4) votes for four (4) individual candidates (cumulative voting is not allowed) on the ballots. Ballots were collected and counted. **Results: Jim Helgeson and Dave Barclift will complete a two (2) year term, Michael Quinn and Jeremy Voeller will complete a one (1) year term and join Board Member, George Silva until 2018 as the Mill River Property Owners Association Board of Directors.**

Open Forum Discussion

Geese at Private Park:

The yearly update on the progress to keep the private park clean from geese waste was presented. The Board approved the quote to fly an eagle drone in the park area to deter the geese. This was proving effective until about one week ago. Now the Board has hired the landscape maintenance company to remove the geese waste every Monday, Wednesday and Friday from 10am to 12 noon. Members are encouraged to use the Association provided rake and pail to remove the geese waste when they are using the park as well as chase the geese away from the area when present.

Other matters that were brought to the Board’s attention were:

- Change the sign restrictions back to “not” allowing dogs in the park;
- Restroom locks are not working correctly;
- Cinderblock fence repairs in private park;
- Adjust irrigation water times to be less to avoid excessive puddling; and

- The basketball hoop located in SummerWalk common area needs to be removed.

Adjourn

With no other business to discuss, Chet Gaede adjourned the meeting at 7:15 p.m.

Election of the Board of Directors Officers

At 7:17 p.m. the Mill River POA Board of Directors met to elect officers. The following were elected:

President – Dave Barclift
Vice-President – Michael Quinn
Secretary – George Silva
Treasurer – Jim Helgeson
Sergeant at Arms – Jeremy Voeller

Each officer position will be for one year.

Jim Helgeson made a motion to appoint James Sheehan to the SummerWalk Neighborhood Board; George Silva seconded the motion. All in favor. Motion passed.

The meeting for the Mill River POA Board of Directors was adjourned at 7:20 pm.

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