

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION (POA)
2018 ANNUAL MEETING OF THE MEMBERS
MINUTES

Thursday, July 26, 2018, Hampton Inn and Suites
1500 W. Riverstone Dr., Coeur d'Alene, ID
5:00 p.m. – 6:30 p.m.

Board Member Attendees

Dave Barclift – President
Jim Helgeson – Treasurer
Jeremy Voeller – Sergeant at Arms

Absent Board Members

Michael Quinn – Vice President
George Silva - Secretary

Management Company

Laura White - ASI
Jan Cook - ASI
Wendy Stephensen – ASI

Call to Order

Meeting was called to order by President, Dave Barclift, at 5:05 p.m. and a quorum was established whereas over 25% of the membership was represented in person or by proxy. Dave introduced the present Board members and ASI as the HOA management company.

Approval of the 2017 Annual Meeting Minutes

After review of the 2017 Annual Meeting Minutes a motion was made by Eve Knudtsen to approve the minutes. The motion was seconded by Michael Moran. All in favor, none opposed. The motion passed.

Financial Reports (2018 January - June)

Laura White (ASI) provided the financial reports on behalf of the Board of Directors.

- **Year – to – Date (YTD) Income and Expense Budget Performance (on a cash basis) by Neighborhood (As of June 30, 2018).** It was reported that Year-to-Date in 2018:
 - The **Edgewater** income received was \$23,630.94. **Edgewater** operating expenses paid YTD were \$7,264.36. Leaving an **Edgewater** net income of \$16,366.58.
 - The **River Life** income received was \$11,433.81. **River Life** operating expenses paid YTD were \$5,176.43. Leaving **River Life** net income of \$6,257.38.
 - The **Summerwalk** income received was \$8,336.45. **Summerwalk** operating expenses paid YTD were \$4,075.14. Leaving **Summerwalk** net income of \$4,261.32.
 - The **Master** (% from all neighborhoods to maintain the joint common area) income received was \$59,022.64. **Master** operating expenses YTD were \$27,806.67. Leaving **Master** net income of \$31,215.97.
 - The **Mill River Condos Association (117 members)** income received YTD \$15,501.60 and the **Rivers Edge HOA (22 members)** income received YTD

\$3,740.98 and the **Commercial property (10 lots)** income received YTD \$4,660.00 which is part of the **Total and Master** income received.

- **Balance Sheet by Class (on an accrual basis):** As of 6-30-18, the total assets, liabilities and equity were as follows:
 - **Master** - \$137,458.95
 - **Edgewater** – \$9,879.93
 - **River Life** - \$31,828.57
 - **Summerwalk** - \$21,636.79
 - **Total** - \$200,804.24

The financial reports will change in 2019 reflecting another category for expenses – **The Private Park** so that expenses for the private park are easily recognized.

Neighborhood Board Update

Eve Knudtsen, River Life Neighborhood Board representative, gave an update that the Board has approved builder plans and exterior improvements. The last lot in the community is expected to be completed by the end of 2018.

Jimmy Sheehan, Summerwalk Neighborhood Board representative, gave an update that the last lot was built out this year. Jimmy would like to see painted crosswalks for the private road.

Kathy Eskeberg, Edgewater Neighborhood Board representative, gave an update that the Edgewater Neighborhood Board has been busy approving builder plans for some of the vacant lots in the community. There are a few vacant lots left. There have been many home sales bringing new community members.

Community Projects Completed and to be Completed

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

- Arborist/Tree Care and pest management for planted trees;
- Tree replacement for ten (10) new trees;
- New white sand on the volleyball court;
- Grandmill/Seltice construction site landscape repairs from city contractor;
- Private park exterior fence painting;
- Removal of aspen tree suckers in common area; and
- Irrigation system repairs as needed.

Members requested that the following items be noted:

- The base of some trees have been effected by weed whacking;
- Some trees along Riverway are receiving too much water;
- Pressure wash the concrete in the private park; and

- There needs to be enforcement of the rules and regulations as there have been major issues within the River Life community creating a nuisance to neighbors.

Jeremy Voeller encouraged all members to become actively involved with their input to the City of Coeur d'Alene on how the Atlas Mill Project and the railroad tracks along Shoreview in front of the River Life community should be developed. The development of these areas may have a huge impact on the Mill River POA.

Introduction to Policy and Procedure for Non-Compliance Enforcement

Article VIII through X of the Mill River POA CC&R's were handed out to the members to communicate that the Board will soon be developing formal Rules and Regulations with enforcement policy and procedures in accordance to all city ordinances and state statutes. Once this Board Resolution is finalized, all members will receive a copy.

Elections

Master Board Election:

There are currently three (3) Board positions up for election for the Mill River POA Master Board at the meeting. Dave Barclift and Jim Helgeson will complete their two (2) year terms in 2019. Michael Quinn, George Silva and Jeremy Voeller are seeking re-election for a two (2) year term so their names are on the ballot. John Tompkins, current Board President of the Rivers Edge Owners Association, is also on the ballot as a Board candidate. Laura White (ASI) opened the floor to nominations. No nominations were made. Members were instructed to cast three (3) votes for four (4) individual candidates (cumulative voting is not allowed) on the ballots. Ballots were collected and counted. **Results: Michael Quinn, John Tompkins and Jeremy Voeller were elected to complete a two (2) year term and join Board Members, Dave Barclift and Jim Helgeson as the Mill River Property Owners Association Board of Directors.**

Neighborhood Board Election:

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 consists of 3-5 members and will serve as the Architectural Control Committee of each neighborhood and complete the roles and responsibilities outlined in the 2nd Amendment to the CC&R's.

The following individuals were elected in each neighborhood:

Edgewater - Kathy Eskeberg, Mike Lyon and Jim Stafford.
Summer Walk – Colleen English, Jimmy Sheehan and Jim Valle.
River Life - Dan Haxton, Eve Knudtsen and Dan Panther.

Open Forum Discussion

Geese at Private Park:

The private park is looking great and absent of geese waste.

There were not any other questions directed to the Board.

Adjourn

With no other business to discuss, Dave Barclift adjourned the meeting at 6:35 p.m.

Election of the Board of Directors Officers

At 6:37 p.m. the Mill River POA Board of Directors met to elect officers. The following were elected:

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

Each officer position will be for one year.
The next Board of Directors Meeting will be held after Labor Day weekend.

The meeting for the Mill River POA Board of Directors was adjourned at 6:40 pm.

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