

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION (POA)
2020 ANNUAL MEETING OF THE MEMBERS
MINUTES

Thursday, July 30, 2020, Coeur d'Alene Inn/Best Western
506 W. Appleway Avenue., Coeur d'Alene, ID 83814
5:30 p.m. – 6:30 p.m.

Board Member Attendees

Doneda Allen – President
Ann Rule – Secretary
Jimmy Sheehan – Vice President

Absent Board Members

Jeremy Voeller – Sergeant at Arms

Management Company

Laura White - ASI
Alix Millan - ASI

Call to Order

Meeting was called to order by President, Doneda Allen, at 5:40 p.m. and a quorum was established whereas over 25% of the membership was represented in person or by proxy. Each of the Board Members introduced themselves to the members.

Approval of the 2019 Annual Meeting Minutes

After review of the 2019 Annual Meeting Minutes a motion was made by Dan Panther to approve the minutes. The motion was seconded by Annie Watson. All in favor, none opposed. The motion passed.

Financial Reports (2020 January - June)

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

- **Year – to – Date (YTD) Income and Expense by Class (on an accrual basis) by Neighborhood (As of June 30, 2020).** It was reported that Year-to-Date in 2020:
 - The **Edgewater** income received was \$25,935.00. **Edgewater** operating expenses paid YTD were \$5,734.28. Leaving an **Edgewater** net income of \$20,205.87.
 - The **River Life** income received was \$14,300.00. **River Life** operating expenses paid YTD were \$4,092.56. Leaving **River Life** net income of \$10,271.55.
 - The **Summerwalk** income received was \$9,460.00. **Summerwalk** operating expenses paid YTD were \$4,001.29. Leaving **Summerwalk** net income of \$5,477.50.
 - The **Master** (% from all neighborhoods to maintain the joint common area) income received was \$30,470.00. **Master** operating expenses YTD were \$18,752.62. Leaving **Master** net income of \$52,142.69.
 - The **Mill River Condos Association (117 members)** income received YTD \$28,080.00 and the **Rivers Edge HOA (22 members)** income received YTD \$7,128.00 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 6-30-20, the total assets, liabilities and equity were as follows:
 - **Master** - \$163,348.60
 - **Edgewater** – \$29,786.23
 - **River Life** - \$48,978.67
 - **Summerwalk** - \$28,392.51
 - **Total** - \$270,871.05

The 5-year history for each neighborhood assessments were reported as follows:

	2015	2016	2017	2018	2019	2020	
SummerWalk	\$495.00	\$495.00	\$519.00	\$519.00	\$519.00	\$519.00	
River Life	\$550.00	\$550.00	\$574.00	\$574.00	\$574.00	\$574.00	
EdgeWater	\$508.00	\$560.00	\$616.00	\$800.00	\$800.00	\$800.00	Special \$184 and \$154 in 2017
Commercial (10)	\$462.00	\$442.00	\$466.00	\$466.00	\$466.00	\$466.00	
Rivers Edge (22)	\$300.00	\$325.00	\$349.00	\$349.00	\$324.00	\$324.00	
Mill River Condo (117)	\$241.00	\$241.00	\$265.00	\$265.00	\$240.00	\$240.00	

Neighborhood Board Update

Dan Panther, River Life Neighborhood Board representative, gave an update that there is not that much to report for his community except that the private road seal coating will take place after the TDS fiber install is completed.

Susan DuBois, Summerwalk Neighborhood Board representative, gave an update that homes have been repainted, landscape projects have been approved. They would like to see some of the mailboxes painted. The seal coating will take place on their private roads after the TDS fiber install is completed.

Mike Lyon, Edgewater Neighborhood Board representative, gave an update that the Aspen trees on the middle island were removed and the roots dug up and removed.

Private Park Committee Update

Board Member, Ann Rule, reported that there has been replacement of plants, the repainting of some siding is scheduled, there is a new Rules and Guidelines sign installed, restroom lock was replaced, pavers will be installed where some trees were removed, both the volleyball and shoreline sand have been raked. The Private Park Survey asking for input on creating a sports court at the volleyball location indicated members are in favor for making changes but do not want an increase in assessments or a special assessment.

Private Park Committee Member, John Heider, gave a report on the pros and cons of moving forward with the project to install a sports court. In summary – the estimated costs to install a new volleyball liner and total replacement of the white sand and haul away of the current debris and sand would be \$24,000. The estimated expense to install an asphalt sports court would be \$16,000-\$22,000. The estimated expense to install a concrete sports court would be \$28,000-\$36,000.

Discussion occurred on how to raise funds. The Board will continue to look at different options and communicate to the members as decisions are made about the project.

Community Projects Update

Board Member, Jimmy Sheehan, informed the members about Arborist/Tree Care and pest management for planted trees with Grace Tree Service. Each tree is labeled with 4 different ratings: Excellent, good, diseased and dead/remove. The labeling should be completed by August 31, 2020. The wet Spring helped create a healthy environment for many of the trees. Lack of sufficient water continues to be an issue in some areas.

Elections

Master Board Election:

There are currently four (4) Board positions up for election for the Mill River POA Master Board at the meeting. Jimmy Sheehan will complete his two (2) year term in 2021. Doneda Allen, Ann Rule and Jeremy Voeller are seeking re-election so their names are on the ballot. Bobbie Dannenbrink, John Heider and Ann Farrar are also on the ballot as a Board candidates. Laura White (ASI) opened the floor to nominations. No nominations were made. Members were instructed to cast four (4) votes for six (6) individual candidates (cumulative voting is not allowed) on the ballots. The top three elected candidates with the most votes will complete a two-year term and the fourth elected candidate will receive a one-year term vacated by a previous Board Member. Ballots were collected and counted. **Results: Doneda Allen, John Heider and Ann Rule were elected to complete a two (2) year term and Jeremy Voeller was elected to complete a one (1) year term and join Board Member, Jimmy Sheehan 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 - Mike Lyon and Gary Schnittgrund.

Summer Walk – Susan DuBois, Bill Hemmings, Pat Seymour and Jim Valle.

River Life – Dan Boston, Dan Haxton, Dan Panther and Mike Phillips.

Open Forum Discussion

The members brought up the following matters for the Board to discuss at their next Board Meeting:

- Dogs off leash in the private park continues to be an issue;
- Restroom cleaning needs to be done more frequently;
- Trash cans need to be dumped more frequently; and
- A day care facility may be functioning out of the private park.

Motion

Discussion occurred on the extensive foot traffic coming into the River Life neighborhood creating problems with theft of personal items from private porches along with vandalism. Dan read a letter written by Dr. Jim and Chris Winter that was signed by 12 River Life owners and a letter by Tom Salvatore that spoke to this problem (letters are part of the minutes).

Dan Boston made a motion to **install a private keyed man gate at the northeast corner of Woodhaven Loop** (between 4171 and 4159 Woodhaven) **at the walking path**. Cheryl Armentrout seconded the motion. The motion was amended by Bobbie Dannenbrink to read, **install two private secured man gates on the walking paths in the best position to obtain security for the community**. Cheryl Armentrout seconded the motion. There were 17 in favor and 3 not in favor. The Board will investigate and determine the expense and feasibility to install these gates.

Adjourn

With no other business to discuss, Doneda Allen adjourned the meeting at 7:11 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 – John Heider
Vice-President – Jimmy Sheehan
Secretary – Jeremy Voeller
Treasurer – Ann Rule
Director – Doneda Allen

Each officer position will be for one year.
The next Board of Directors Meeting will be held at the Mill River POA Private Park on Thursday, August 27, 2020, at 4:00pm

The meeting for the Mill River POA Board of Directors was adjourned at 7:26 pm.

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