

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

October 8, 2020, Thursday, 4:00pm

Mill River Property Owners Private Park – next to Johnson Park

MEETING MINUTES

Attendees:

Board of Directors:

John Heider - President
Jimmy Sheehan – Vice-President
Ann Rule – Treasurer
Jeremy Voeller – Secretary
Doneda Allen – Director

Association Services, Inc.

Laura W. White – ASI

Summer Walk Neighborhood Board:

Susan DuBois
Pat Seymour

Member:

Don DuBois

Edgewater Neighborhood Board:

Gary Schnittgrund
Jim Stafford – Owner/Member

River Life Neighborhood Board:

Ron Haxton
Mike Phillips

Call Meeting to Order:

The President, John Heider called the meeting to order at 4:03p.m. and a quorum was established.

Review/Approve Board Meeting Minutes:

John made a motion to approve the 9/02/20 Meeting Minutes and Ann Rule seconded the motion. Motion passed by all.

Financial Reports:

The August 2020 Financials which had been emailed to the Board previously were discussed. The balance in the Operating Account is \$91,436.75 and the balance in the Reserve Fund account is \$139,745.52 with a total Operating and Reserve amount of \$231,182.27 at Pacific Premier Bank. The total expense paid out of the operating account in August 2020 is \$13,498.73. Currently, the reserve balance in each category according to the Balance Sheet is: Master - \$84,450.29; Edgewater - \$4,038.69; River Life - \$31,436.70 and Summerwalk - \$19,819.84.

Neighborhood Board Reports:

River Life – Ron Haxton noted there is not anything new to report. Discussion occurred regarding a lot that is in non-compliance. The policy and procedure will be followed to invite the lot owner to a hearing.

Edgewater – Gary Schnittgrund reported that it has been calm in the community as building is complete for this year. There are pending sales on the final vacant lots.

Summer Walk – Susan DuBois reported that the mailbox repair project has started; the “No Parking” sign in the fire lane has been replaced; a Fed Ex truck hit some mailboxes and is taking responsibility to replace them.

Old Business:

City Right of Way – John reported that the right of way area behind Summer Walk has been filled with activity. It is reported that the builder of the new condos on the south side of Huetter is required to install a sidewalk on the track side to Huetter/Maplewood. There has been discussion between the City of Post Falls and Coeur d’Alene to extend a walking path from the Maplewood/Huetter area over the current railroad tracks. The Parks department has been notified to install barriers/signage prohibiting any motor vehicle use/access on the tracks.

Tree Preservation – Due to Grace Tree Service being behind schedule to complete the tree markings indicating the health of each tree they have reduced their bid by \$500.00 and plan to have the job completed by the end of October.

Private Park– The private park restrooms will be winterized as in the past by October 31, 2020, and signs will be posted on the doors not to use them. The fascia on the gazebo needs to be painted. John will post the laminated park rules in a more permanent way under the gazebo.

Gate Installs at River Life Walking Path – The City of Coeur d’Alene was contacted to gain information on gate installs on the River Life Walking path. The city representative said the Mill River POA is a PUD and the CC&R’s prohibit blocking the walkways. This project is tabled at this time.

Go Fund Me – Private Park Improvements – Jimmy Sheehan will submit the exact procedure to access the Go Fund Me account for owner contributions to the “Mill River Sports Court” fund account. This will be communicated to the owners in the next newsletter. At this time, the tax concerns for this fund raising do not appear valid.

New Business:

2021 Working Budget/Assessment Increase – Discussion but no decision was reached on increasing the current assessments by 10% to allocate into the Master Reserve Account as the current Reserve Study indicates this account is underfunded. Additional information needs to be presented on the dollar amount needed for the master reserve account so that an increase can be justified and communicated effectively. Edgewater requests that their current assessments and allocation for 2021 remain the same as 2020.

Snow Removal Vendor – The River Life and Summer Walk Neighborhood Board representatives chose to stay with the current snow removal vendor, Roots Up, pending a new bid price. Roots Up will be asked to revisit the current bid to explain why the streets in Summer Walk which are less square footage is the same expense as the River Life streets which are larger square footage.

2021 Landscape Maintenance vendor – Communication has been good with the current landscape maintenance vendor, Roots Up, so it was agreed to not go out for bid but stay with them for another year.

Newsletter – The Mill River POA newsletter was emailed to all owners in the POA today. This includes the Mill River Condos and Rivers Edge communities. As more information is submitted, the newsletter will be drafted approved by the Board and sent. Thank you, Bobbie.

Dead Tree – Roots Up will be contacted to remove the dead tree on Riverway by Huetter.

Executive Session:

The Board did not go into Executive session.

Adjournment:

The meeting adjourned at 5:21pm

Respectfully submitted by Sentry Management