

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

December 12, 2019, Thursday, 3:00pm

LOCATION: Association Services, Inc.

1st Floor Conference Room – 1110 Park Place, Coeur d'Alene, ID

MEETING MINUTES

Attendees:

Board of Directors:

Doneda Allen - President

Ann Rule – Secretary

Jeremy Voeller – Sergeant at Arms

Association Services, Inc.

Laura W. White – ASI

Absent Board Member:

Jimmy Sheehan – Vice-President

Summer Walk Neighborhood Board:

Susan DuBois

Member:

Donald DuBois

River Life Neighborhood Board:

Dan Panther

Call Meeting to Order:

The President, Doneda Allen called the meeting to order at 3:03p.m. and a quorum was established.

Review/Approve Board Meeting Minutes:

Susan DuBois made a motion to approve the 10/24/19 Meeting Minutes with one correction and Ann Rule seconded the motion. Motion passed by all.

Financial Reports:

The November 2019 Financials which had been emailed to the Board previously were discussed. The balance in the Operating Account is \$43,382.58 and the balance in the Reserve Fund account is \$140,351.09 with a total Operating and Reserve amount of \$183,733.67 at Pacific Premier Bank. The total expense paid out of the operating account in November 2019 is \$13,317.16 and the total expense paid out of the reserve account in November 2019 is \$2,362.50. ASI will obtain a title report on the one delinquent account in order to gain information so the Board can move forward with collection.

Neighborhood Board Reports:

River Life – Dan Panther did not have anything to report about the community at this time.

Edgewater – Neither Kathy Eskeberg nor Mike Lyon were able to attend the meeting. Mike sent an email update as follows: “Nothing new for the neighborhood. The aspen trees from the island have been removed and the entrance light on the Edgewater sign has been repaired.” The home construction at 4735 Mill River Ct. continues to move forward. A follow-up status request will be made to the Edgewater Neighborhood Board.

Summer Walk – Susan DuBois did not have any new information to report. The lifting sidewalk on Millwright has not been repaired.

Old Business:

Pathway Asphalt – Bids for asphalt sealcoating are being obtained. A report will be presented in the Spring, 2020.

City Right of Way – The City of CdA requested that the Association recommend a plan for the city right of way development. Member, Chet Gaede, will be contacted and invited to the next Board Meeting to give an update to the Board.

Tree Preservation – This is a project to be completed in Spring 2020.

New Business:

Private Park Committee – Susan presented the Private Park Committee Charter to the Board. The Board will read the Charter over and provide any recommended changes. The Private Park Committee asked several questions to the Board within the 9/18/19 Private Park Meeting Minutes. ASI will review the Minutes and provide a summary to the Board via email for their comments/decisions to these questions. Discussion occurred on development of a pickle ball court and dogs being present in the park. Board Members Jeremy Voeller and Ann Rule will investigate further the expense, probability and details to install a pickle ball court. A survey will be drafted, approved by the Board and sent to the members for their feedback.

Private Park – Geese Waste removal procedure – A letter will be drafted and sent to the Board for review declining member, Garry Ingham’s proposal to provide geese waste removal services. The letter will be mailed upon Board approval.

Reserve Study Status – The revised Reserve Study was presented. Components within each neighborhood and the master are noted with the life expectancy and projected expense to replace/repair that component. The Reserve account balance is presented as one lump amount rather than broken down into each neighborhood. In order to keep the Reserve account at a healthy balance, annual assessments will need to be increased each year. Depending on reserve expenditures each calendar year, the amount of increase will be determined on an annual basis. The goal to have a strong reserve account is to avoid special assessments for replacement/repairs within all common areas as the need becomes apparent.

Common Areas – This information is defined within the Reserve Study as components to the Association. The full Reserve Study will be emailed to the Board for their review.

Fine and Appeal Process Policy –The Amended Fine and Appeal Process Policy was signed. It will be posted to the Mill River POA website. An email blast will be sent to all owners communicating the new information.

Site Inspections – An email from a member was presented to the Board to review regarding trash can storage enforcement. Follow-up letters will be sent to those lots that have already been notified to bring the trash can storage into compliance. The email blast will also include a reminder about proper trash can storage.

Development at Huetter/Maplewood – The 1.4 acre parcel is being developed to include 23 condo units. These condominiums will NOT be part of the HOA.

Executive Session:

The Board did not go into Executive session.

Adjournment:

The meeting adjourned at 4:44pm

The next Board Meeting will be scheduled in the 1st quarter of 2020.

Respectfully submitted by Association Services, Inc.