

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

April 16, 2020, Thursday, 2:30pm

Conference Call-In Meeting

Cal in number: 1-646-749-3122

Access Code: 806-014-209

MEETING MINUTES

Attendees:

Board of Directors:

Doneda Allen - President
Jimmy Sheehan – Vice-President
Ann Rule – Secretary
Jeremy Voeller – Sergeant at Arms

Association Services, Inc.

Laura W. White – ASI

Summer Walk Neighborhood Board:

Susan DuBois

Members:

Chet Gaede
John Heider

Edgewater Neighborhood Board:

Michael Lyon

River Life Neighborhood Board:

Eve Knudtsen

Call Meeting to Order:

The President, Doneda Allen called the meeting to order at 2:40p.m. and a quorum was established.

Review/Approve Board Meeting Minutes:

Eve Knudtsen made a motion to approve the 12/12/19 Meeting Minutes and Doneda seconded the motion. Motion passed by all.

Financial Reports:

The March 2020 Financials which had been emailed to the Board previously were discussed. The balance in the Operating Account is \$118,404.66 and the balance in the Reserve Fund account is \$139,657.92 with a total Operating and Reserve amount of \$258,062.58 at Pacific Premier Bank. The total expense paid out of the operating account in March 2020 is \$2,432.24. Currently, the reserve balance in each category according to the Balance Sheet is: Master - \$84,397.34; Edgewater - \$4,036.16; River Life - \$31,417.01 and Summerwalk - \$19,807.41.

Neighborhood Board Reports:

River Life – Eve Knudtsen stated that there is one house almost completed and the community is almost built out.

Edgewater –Mike Lyon stated there is nothing new to report in his community.

Summer Walk – Susan DuBois reported that the trash can storage issues have been resolved. The lifting sidewalk on Millwright has pink paint and is not repaired. There is a spike coming up at the sidewalk behind Garagetown that needs to be removed/pounded down. Some of the mailboxes need paint and one needs concrete work that was hit by a vehicle.

Old Business:

Pathway and Private Road seal coat bids – A matrix with three (3) vendor pricing was submitted to the Board for review. Jeremy made a motion to use NW Parking Lot Services contingent that they can schedule the work soon. If Quality Maintenance can do the work sooner, they would be the vendor of choice. Eve seconded the motion. Motion passed by all. A meeting will be set up with a representative from River Life and the vendor representative with NW Parking Lot Services to discuss the seal coating procedure to not compromise the physical address numbers blocked on bricks in the private road. Quality Maintenance has already submitted their recommendations. The Board will make a final vendor choice decision via email.

City Right of Way – Member, Chet Gaede, spoke to the Board to give them an update on what the city plans may be for the railroad right of way area. Chet spoke with City Parks Director, Bill Greenwood and there is nothing in the works for a public park expansion at this time due to focus on the Atlas park development. This does not mean it could happen quickly once set in motion. It is recommended that the Board have a plan set in place to submit to the city that incorporates the following:

- Minimal public parking;
- Possible road access from Huetter into the right of way; and
- Recommended parking area;

It would be best to have more member input rather than this become just a Board decision. Professional plans should be drawn up incorporating Grand Mill and Shoreview. These sketches should be developed, sent to the members for review and recommendations, discussed with the Board and then submitted to the city. Action items:

- Eve will contact an owner in River Life that is a civil engineer and ask for his input;
- Ann Rule will be the Board contact person for this project;
- The deadline to complete the plan to present to the city would be in July at the 2020 Annual Members Meeting.

Tree Preservation – Grace Tree Service is scheduled to complete the tree inventory/inspection on May 28, 2020.

New Business:

Private Park Committee – Susan provided an update on the Private Park Committee concerns to the Board. There is some confusion as to the roles and responsibilities for the Committee. It was recommended that the park committee send suggestions and recommendations in writing to the Board for review. Currently, the active committee members are Susan DuBois and John Heider. Doneda made a motion to accept and ratify the Mill River Private Park Committee Charter. Ann seconded the motion. Motion passed by all. Ann Rule volunteered to meet with the committee members at a later date to discuss and clarify the purpose, responsibilities, organization and relationship to the Board.

An owner has requested that the private park rest rooms be opened and summarized now. The Board decided that due to public gathering restrictions, the rest rooms will remain closed until the state governmental orders are opened.

TDS Right of Way Agreement – TDS Telecommunications is requesting that a Right of Entry Agreement be signed by the HOA to grant access to the private roads for installation of fiber optics. River Life Neighborhood Board Member highlighted recommended changes to the agreement. ASI will submit this revised agreement to TDS requesting these changes be made before signing. The response from TDS will be communicated to the Board. It was discussed that members should have additional choices for internet services.

Lending Library application – The owners at 4363 Woodhaven Loop submitted an application with detailed prints to install a lending library in the front yard. The Board decided that the application will be sent to the River Life Neighborhood Board who acts as the Architectural Control Committee for a decision.

Blinking Traffic Light Ingress from Seltice onto Grand Mill – An owner talked to the City Engineer regarding the safety for pedestrians/bicyclists exiting Seltice onto Grand Mill. He was told that if the HOA would purchase a blinking traffic light, the city would install it free of charge. The Board determined that since this area is city property, the burden of safety is on them and that the HOA should not have financial obligation on city property.

Wrong Way and Speed Limit signs installation on Woodhaven Loop – Discussion occurred on vehicles entering Woodhaven Loop going the wrong way creating near collisions with other vehicles as they come around the corner. It was determined that most of the violators are current occupants. Installation of signs would be ineffective. If specific homeowner(s) are complaining about this dangerous situation, have them identify the address of the offending driver, provide this information to ASI, and ASI will contact/send letter to offending party to stop illegal/unsafe driving.

Executive Session:

The Board did not go into Executive session.

Adjournment:

The meeting adjourned at 4:29pm

The next Board Meeting will be scheduled before the 2020 Annual Members Meeting.

Respectfully submitted by Association Services, Inc.