

# **THE MILL RIVER PROPERTY OWNER'S ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**June 26, 2019, Wednesday, 4:30pm**

**LOCATION: Association Services, Inc.**

**3<sup>rd</sup> Floor Conference Room – 1110 Park Place, Coeur d'Alene, ID**

## **MEETING MINUTES**

### **Attendees:**

#### **Board of Directors:**

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

#### **Association Services, Inc.**

Laura W. White – ASI

#### **Edgewater Neighborhood Board:**

Jim Stafford

#### **River Life Neighborhood Board:**

Eve Knudtsen

#### **Summer Walk Neighborhood Board:**

Colleen English

### **Call Meeting to Order:**

The President, Dave Barclift called the meeting to order at 4:30 p.m. with Jim Helgeson and Jeremy Voeller present and a quorum was established.

### **Appeal – 4735 Mill River Court – Wagner**

Jack Wagner, member in the Edgewater Neighborhood, is appealing the Edgewater Neighborhood Board's decision to require an 82'-4 3/4" setback for his home build from the property line at the Spokane River's edge. Mr. Wagner explained why this setback would inhibit him from building the proposed home plans on his lot. The Board asked questions. Mr. Wagner left the meeting at 4:53pm

### **Neighborhood Board representatives entered the Board Meeting at 5:05pm**

### **Review/Approve Board Meeting Minutes:**

Jim Stafford made a motion to approve the 3/27/19 Meeting Minutes and Jim Helgeson seconded the motion. Motion passed by all.

### **Financial Reports:**

Laura White (ASI) presented the May 2019 Financials which had been emailed to the Board previously. The balance in the Operating Account is \$94,964.16 and the balance in the Reserve Fund account is \$129,442.01 with a total Operating and Reserve amount of \$224,406.17. The total expense paid out of the operating account in May 2019 is \$4,877.24. Jim Stafford asked that he be contacted by the Accounting Representative at ASI to explain the negative retained earnings balance on the Balance Sheet of \$1,215.20 for the Edgewater community.

### **Neighborhood Board Reports:**

River Life – Eve Knudtsen reported that the last vacant lots owned by Mort Construction will not be built out as they are being held for family members. Exterior change applications for River Life continue to be mostly for exterior paint changes. Discussion occurred that the CC&R's prohibit any carriage house to be individually rented. There is no subletting of the carriage house quarters. The one-way directional on Woodhaven Loop at the corner of Riverway continues to be ignored. Enforcement is difficult.

Edgewater – Jim Stafford reported that the irrigation is good but the fertilization and weed control are below average. A meeting with the landscape maintenance company has been requested but has not happened. The Aspen tree shoots have not been cut back. The weeds on the vacant lots need to be cut back and removed.

Summer Walk – Colleen English stated that she has not received any report back from the City of Coeur d'Alene regarding a crosswalk or special parking permits. The landscape maintenance is better than last year, but the watering and fertilization needs improvement. Discussion occurred over motorists traveling on the wrong side of Shoreview creating a huge safety issue.

### **Old Business:**

Pathway -Asphalt - Dave Barclift met with a concrete/asphalt vendor but the representative no longer works for the company, therefore, another meeting will be scheduled. A quote to resurface the private roads will also be obtained.

Concrete Lifting – The concrete sidewalk at 4143 Woodhaven Loop is lifted enough to become a safety issue. Discussion occurred on where the responsibility lies to make the repair. This sidewalk area is contained inside the owner's property line and the City would require the homeowner to make the repair. Therefore, it is the decision that the homeowner should make the repair.

GrandMill Entrance landscaping – The City of CdA still has not repaired the landscaping at the front entrance to the community at GrandMill and Seltice. It seems this is not a priority for the city at this time.

Electrical at Park – LED change out – A quote was presented for \$792.00 to furnish and install new LED lamps in the private park and install a weather proof GFCI cover for the volleyball light control. The Board would like to receive an additional quote before approving the work.

### **New Business:**

2019 Landscape Maintenance – The current landscape maintenance company is not meeting expectations. A new vendor will be considered next year which may increase expenses in that category. A formal meeting with Kevin/Jasper and Sons will be scheduled.

Reserve Study – revision – Two (2) Reserve Study quotes were submitted to the Board. Eve Knudtsen made a motion to accept the quote from Northstar Reserves for \$2,330.00 to complete the Mill River POA revised Reserve Study. Jim Stafford seconded the motion. All in favor. Motion passed.

### 2019 Spring Projects –

- Tree Preservation quote – Grace Tree Service quoted \$2,500.00 to complete a detailed maintenance inventory and plan. It was agreed that this plan should be implemented once the Reserve Study is completed.
- Volleyball Sand install – quotes to complete this work have been extremely high. Discussion occurred to change out one of the volleyball courts and install a pickle ball court. This plan will be presented at the Annual Meeting. The sand install at the volleyball courts is on hold.
- Walking path to condos – A memo from the Mill River Condo Board of Directors was presented with suggestions on how to landscape the common area along the walking path from Woodhaven Loop to the condos. Colleen English made a motion to accept the proposal as follows: Lay down landscape fabric, edge and trim the existing vegetation to bring the elevation down and install basalt rock to match the landscaping along the other walking paths in the River Life neighborhood. The condos will obtain plants to install in that area and will be reimbursed by the Mill River POA. The work will be completed by the condos landscape maintenance company, Roots Up. Jim Helgeson seconded the motion. All in favor. Motion passed.

Annual Meeting Agenda – The 2019 Annual Members Meeting Agenda was discussed and approved for mailing. Dave Barclift and Jim Helgeson will not be seeking re-election to the Board at this time. Dan Panther or Ron Haxton will be asked to speak for the River Life community; Colleen English will speak for the Summer Walk community; and Kathy Eskeberg or Michael Lyon will be asked to speak for the Edgewater community as Jim Stafford will not be available. The Board will ask for volunteers to start a “Private Park Committee” at the meeting.

Security Guard on 4<sup>th</sup> of July – The Board agreed to hire security services for the 4<sup>th</sup> of July at the private park. The guard will announce when he is leaving but not make everyone clear the park at that time.

### **Executive Session:**

The Board went into Executive Session at 6:44pm and came out of Executive Session at 7:29pm. Jim Stafford attended the Executive Session from 6:44pm to 7:06pm.

### **Adjournment:**

The meeting adjourned at 6:40pm – Neighborhood Board representatives left.

*Respectfully submitted by Association Services, Inc.*