

# THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

## BOARD OF DIRECTORS MEETING

September 2, 2020, Wednesday, 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

**Association Services, Inc.**

Laura W. White – ASI

Doneda Allen – Director - **Absent**

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

Susan DuBois

Pat Seymour

Bill Hemmings

##### **Member:**

Don DuBois

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

Gary Schnittgrund

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

Dan Panther

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

The President, John Heider called the meeting to order at 4:00p.m. and a quorum was established.

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

Ann Rule made a motion to approve the 4/16/20 Meeting Minutes and Dan Panther seconded the motion. Motion passed by all.

#### **Financial Reports:**

The July 2020 Financials which had been emailed to the Board previously were discussed. The balance in the Operating Account is \$101,767.10 and the balance in the Reserve Fund account is \$139,727.77 with a total Operating and Reserve amount of \$241,494.87 at Pacific Premier Bank. The total expense paid out of the operating account in July 2020 is \$10,552.57. Currently, the reserve balance in each category according to the Balance Sheet is: Master - \$84,399.56; Edgewater - \$4,038.18; River Life - \$31,432.71 and Summerwalk - \$19,817.32.

#### **Neighborhood Board Reports:**

River Life – Dan Panther reported that due to the delay in TDS fiber optic installment, the seal coating project will wait until Spring 2021 when warm weather begins; members have reported problems with storage of trailers and boats on the private roads.

Edgewater – Gary Schnittgrund reported that there is one house almost completed as a new build.

Summer Walk – Susan DuBois reported that the mailbox painting project is still pending; there is a missing “No Parking” sign in the fire lane that is to be replaced; seal coating will be postponed to the Spring, 2021.

#### **Old Business:**

Pathway and Private Road seal coat bids – Bids will be obtained from NW Parking Lot for pathway seal coating. Private Road seal coating is postponed.

TDS Right of Way Agreement – The Right of Way Agreement was signed by President, John Heider, and submitted to TDS. The TDS fiber optic installation is scheduled to begin within 90 days on the private roads in River Life and Summer Walk.

City Right of Way – No new information to report.

Tree Preservation – Grace Tree Service is behind schedule to complete the tree markings indicating the health of each tree. A new time schedule will be obtained and reported.

**New Business:**

Private Park Rules and Regulations – A revised list of private park rules and regulations were reviewed and one change was made. Ann made a motion to approve the final revision and send them out to the members from the Master Board of Directors. Susan seconded the motion. Motion passed by all. The Rules and Regulations will be laminated and posted inside the gazebo between the restrooms and placed on the website.

Gate Installs at River Life Walking Path – John presented two (2) bids obtained by River Life owner, Dan Boston, to install two (2) gates along the walking paths at two specific locations. The bid from Idaho Fence for \$5,000.00 to install the two gates with a double sided dead bolt seems the best choice. The current key for the private park could be used for entrance and exit. Further investigation needs to be completed to find out if the pathway can be blocked and what entity is responsible to make that decision. If the Mill River POA has title on this area and a final decision is made to move forward, the project would be considered a master operating expense.

Private Park Survey – The results of the survey indicated members would like to make improvements to the private park but do not want to increase assessments or have a special assessment to pay for projects.

Reserve Study – Ann will meet with Laura White to draft the 2021 Budget by using the Reserve Study as a tool to determine goals to properly fund the Reserve Account.

Proposed Park Additional Expenses – The private restroom cleaning and trash can emptying will continue to be once a week. If issues arise, this can be changed more frequently to resolve the matters.

Proposed Regular Newsletter – Owner, Bobbie Dannenbrink, volunteered to draft an informational Newsletter for the Association. The Board accepted this offer and will send information through the HOA Management company to Bobbie so a draft can be submitted to the Board and approved for circulation.

Shrub Install at 4483 Woodhaven Loop – Board Member and Condo Owner, Doneda Allen, submitted via email a request to the Mill River Condo Association Board of Directors and the Mill River POA Board of Directors to install a natural barrier along the common area at the walking path and behind 4483 Woodhaven Loop. The Mill River Condo Board denied the request. The Mill River POA Board determined the burden for this decision rests on the Mill River Condo Board as it seems the walking path area is their responsibility. Additionally, the Mill River POA Board does not want to approve the cost to survey that portion of land and the additional landscape maintenance expense.

Go Fund Me – Private Park Improvements – Jimmy Sheehan provided information to the Board to formalize a “Mill River Sports Court” Go Fund Me account where owners can contribute towards the funding for private park improvements. Discussion occurred over the legal and tax ramifications. Jimmy will further investigate this matter.

**Executive Session:**

The Board did not go into Executive session.

**Adjournment:**

The meeting adjourned at 5:34pm

*Respectfully submitted by Sentry Management*