

# THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

## BOARD OF DIRECTORS MEETING

November 11, 2021, Thursday 3:00pm  
Sentry Management – Conference Room

### MEETING MINUTES

#### Attendees:

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

John Heider – President – via phone  
Rachelle Honeycutt – VP – **absent**  
Ann Rule – Treasurer  
Bobbie Dannenbrink – Secretary  
Jimmy Sheehan – Director - **absent**

##### **Sentry Management:**

Laura W. White – Sentry  
Kari Carson - Sentry

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

Jim Stafford

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

Susan DuBois

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

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

The President, John Heider called the meeting to order at 3:02p.m. and a quorum was established. Laura White introduced new Community Manager, Kari Carson, as Laura will be leaving Sentry on Nov. 15<sup>th</sup>.

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

Bobbie Dannenbrink made a motion to approve the 8/19//21 Meeting Minutes with a minor change. Ann Rule seconded the motion. Motion passed by all.

#### **Financial Reports:**

The September and October 2021 Financials which had been emailed to the Board previously were discussed. The balance in the Operating Account is \$56,294.79 and the balance in the Reserve Fund account is \$153,356.74 and the balance in the Private Park Funds account is \$1,332.92 with a total amount of \$210,984.45 at Pacific Premier Bank. The total expense paid out of the operating account in October 2021 is \$17,896.38. Currently, the reserve balance in each category according to the Balance Sheet is: Master - \$124,576.91; Edgewater - \$22,207.11; River Life - \$45,885.97 and Summerwalk - \$25,622.91. All present approved the Financials with no further questions.

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

River Life – No Directors present from River Life

Edgewater – Jim Stafford reported there are two homes under construction to be completed in the spring. Aspen trees were removed around the entrance.

Summer Walk – Susan DuBois - The mailbox that was hit by the Fed Ex truck still needs to be repaired. Seal-coating is complete.

#### **Old Business:**

Pathway seal coat– Pathway seal coating will wait until Spring, 2022. Laura mentioned that Zac will put it on the schedule.

City Right of Way – Bobbie volunteered to follow-up with the city to communicate the need to keep vehicles from using the right of way; maybe installing a sign.

Private Park Fascia Painting – The fascia of the gazebo is completed.

Concrete Bid – Apron on walking path – additional bids need to be obtained. Bobbie will ask Roots Up for a bid. The possibility of using pavers instead of concrete was suggested.

The Walkway to the Condos from Woodhaven Loop - This area is in need of beautification. A bid from Roots Up to install irrigation, turf was \$625 for seed and \$875 for sod. Topic was tabled, Bobbie will meet with John to look at the area.

Other – Political flags and signs – The topic was discussed; the Idaho Statute allows the display of certain flags and political signs and forbids HOAs to infringe upon the citizen’s rights. But there are limitations. Review the statute for further discussion.

**New Business:**

2022 Working Budget – Motion made by Bobbie, seconded by Ann to approve the proposed 6% assessment increase to Summerwalk, River Life and Commercial, while Edgewater, Rivers Edge, and Condos at Mill River remain the same. All approved. Notice will be sent by Sentry to all owners with the approved 2022 budget.

2021 Landscape Projects – Bobbie will take on this project to make recommendations to the Board for future improvements and/or maintenance. Bobbie obtained one bid for tree removal and replacement for \$11,800. The topic was discussed and tabled, Laura will provide more vendor contacts for additional tree service companies and Bobbie will get more bids.

Sports Court – John discussed refunding the donated funds.

Newsletter/Website – The following topics will be sent as an email blast to the owners: Meeting Minutes, whether Draft or Approved, will be posted on the Website in lieu of Newsletters. Sentry will contact the web master to see if a link can be emailed to the owners to access the CC&Rs on the website and if notification/communication can be sent through the website to the Board.

Restroom Winterization – Winterization is complete.

Park Gate Lock and Restroom Code Change – Tabled – John will obtain bids to have gate lock changed and keys distributed by Sentry, as well as reprogramming restroom door codes.

Non-compliance enforcement – Trash can storage – owners will be contacted with notification of the proper way to store the trash cans away from sight.

Concrete Cinder Block Wall at Garagetown and Summerwalk – Tabled until 2022 – Previously, John investigated the wall and some repairs will need to be made. A couple masonry vendors will be contacted to obtain bids.

Other – ACC Application – 4216 Woodhaven Loop – shed application submitted 10/26/21- Master Board instructs Sentry to deny the application per CC&Rs Article 7.12 stating that materials must match the home, which the shed in the application does not.

**Executive Session:**

The Board did not need to enter executive session.

**Adjournment:**

The meeting adjourned at 4:49pm

*Respectfully submitted by Sentry Management*