

# THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

## BOARD OF DIRECTORS MEETING April 22, 2022, Friday, 10:00 am Sentry Management – Conference Room

### MEETING MINUTES

#### Attendees:

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

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

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

Kari Carson – Sentry Management

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

Jim Stafford

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

Pat Seymour  
Bill Hemmings

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

**None Present**

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

The President, John Heider called the meeting to order at 10:02a.m. and a quorum was established.

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

Bobbie Dannenbrink made a motion to approve the 11/11/21 Meeting Minutes. Ann Rule seconded the motion. Motion passed by all.

#### **Financial Reports:**

The approval of the Financials which had been emailed to the Board previously were ratified and noted in these minutes. As of March 31, 2022, the balance in the Operating Account is \$99,680.72 and the balance in the Reserve Fund account is \$165,584.26 and the balance in the Private Park Funds account is \$1,333.02 with a total amount of \$266,598.00 at Pacific Premier Bank. The total expense paid out of the operating account in March 2022 is \$5,720.77. Currently, the reserve balance in each category according to the Balance Sheet is: Master - \$105,465.15; Edgewater - \$8,073.77; River Life - \$31,038.07 and Summerwalk - \$21,007.27. All present approved the Financials with no further questions.

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

River Life – No Directors present from River Life

Edgewater – Jim Stafford – nothing of note to report

Summer Walk – Pat Seymour - The mailbox that was hit by the Fed Ex truck still needs to be repaired. Kari will find the claim information. There are two tenant occupied homes on Millwright, owned by the same person, who did not maintain the yards very well last year. A reminder will be pre-emptively sent to the owner that they are responsible for maintenance and adherence to the CC&Rs.

#### **Old Business:**

Pathway seal coat– Pathway seal coating should be scheduled for Spring 2022. Kari will follow up with Zac of Northwest Parking Lot Services to get it scheduled. Some pathways will have to be cleaned of overgrown grass before they can be seal-coated. Bobbie will work with Roots Up on that.

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. Bobbie will get an updated bid from Roots Up.

Sports Court – The funds donated still need to be refunded to owners. John will get the list.

Reopen Restrooms – Completed on 4/21/22 when plumbing was turned back on and janitorial service resumed. The code to access the restrooms was changed on 4/13/22 by the locksmith and a new Master Code was set. An email blast will go out to all of the owners with the new code and a reminder of the park rules and to pick up a new park gate key.

Rekey of Park Gate – Completed by Vanguard Lock & Key on 1/11/22. More than half of the keys have been distributed so far.

Concrete Cinder Block Wall – No viable bids yet. John is working on this. Tabled.

Website – Bobbie reports that the MRPOA Website is not working, owners are not able to request access and the draft minutes from the last meeting had not been posted. Kari will contact the webmaster for help in getting the issues corrected so that Board Members can also receive communication from owners using the website.

#### **New Business:**

Landscape Projects – Bobbie provided updates – two bids for tree removal were presented from Don Taylor Tree Service and Tree and Landscape Services. Bobbie was going to request one from Roots Up, as well, but the Board voted to approve the very reasonable bid from Tree and Landscape for \$3,500 to remove 26 trees and grind stumps. Kari will reach out to Aaron and let him know that his bid has been approved and to coordinate with Bobbie to mark the trees for removal.

Non-compliance enforcement – Generally, courtesy reminders sent to owners by Sentry are working. Kari reports that owners receiving letters have called to dispute the violations (mostly parking RVs) but the Board stands by the incidents reported.

Delinquent Accounts Process – After Kari brought it to Bobbie's attention that an owner had an outstanding balance of over \$5,000 beginning in 2017, the Board discussed what action to take. The aging report is included in the monthly financials that are provided to the Board. There was a lien put on the property in 2017 and the owner is notified monthly of the past due balance that continues to accrue late fees and interest, but no further action had been taken since then to compel the owner to pay the balance due. The Board decided to turn the account over to the attorney to collect the debt.

Pending Sale of Vacant Parcels on Grandmill and Shoreview Lanes – Bobbie has spoken with the attorney for the seller of the parcels, as well as the city planning department. Apparently, there is a 3 acre greenspace deficit in the Mill River Community already and they were suggesting getting commitments from the Condos at Mill River and potentially US Bank that they would not develop the existing greenspace any further. Bobbie will follow up with the city to be sure that they understand these commitments cannot be made to meet the requirements the city has set to approve any development plans by the pending buyer of the vacant parcels.

Assessments for the Commercial Spaces – Jim Stafford shared the history of how the budgets and assessments were determined in the beginning of the Association being turned over to the owners. The

funds had not been separated and they determined to the best of their ability how to separate them and set the annual assessments going forward based on each neighborhood's expenses and number of homes. The governing documents indicate that the commercial space would be charged 1 unit for each 500SF of commercial space and 1 unit for vacant parcels. The SF of the existing buildings is 9520SF and they are currently paying \$4940.00 for their annual assessment. This works out about right with the formula in the CC&Rs.

Other – John had suggested a park clean-up party but reported at the meeting that the park looked great and that an all-hands effort was not necessary.

**Executive Session:**

The Board did not need to enter executive session.

**Adjournment:**

The meeting adjourned at 11:25am.

*Respectfully submitted by Sentry Management*

DRAFT