

THE MILL RIVER PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

August 19, 2021, Thursday 4:00pm
Mill River POA Private Park Gazebo

MEETING MINUTES

Attendees:

Board of Directors:

John Heider - President
Jimmy Sheehan – Secretary
Ann Rule – Treasurer
Bobbie Dannenbrink – Director
Rachelle Honeycutt – Vice President – on phone

Sentry Management

Laura W. White – ASI

River Life Neighborhood Board:

Ron Haxton

Summer Walk Neighborhood Board:

Pat Seymour
Susan DuBois

Call Meeting to Order:

The President, John Heider called the meeting to order at 4:02p.m. and a quorum was established.

Review/Approve Board Meeting Minutes:

Bobbie Dannenbrink made a motion to approve the 6/17/21 Meeting Minutes and Ron Haxton seconded the motion.

Motion passed by all.

Financial Reports:

The July 2021 Financials which had been emailed to the Board previously were discussed. The balance in the Operating Account is \$84,136.10 and the balance in the Reserve Fund account is \$159,061.53 and the balance in the Private Park Funds account is \$1,332.86 with a total amount of \$244,530.49 at Pacific Premier Bank. The total expense paid out of the operating account in July 2021 is \$17,711.06. Currently, the reserve balance in each category according to the Balance Sheet is: Master - \$98,931.79; Edgewater - \$8,071.10; River Life - \$30,106.14 and Summerwalk - \$23,285.36. All Board Members present completed new bank signature cards.

Neighborhood Board Reports:

River Life – Ron Haxton reported that there was an incident in the neighborhood a couple weeks ago where a suspicious person was apprehended by the police. The red stamped numbers on the roads is scheduled to be completed on 9/22/21. Notification will be emailed to the owners.

Edgewater – There was nothing to report for Edgewater.

Summer Walk – Susan DuBois thanked Board President, John Heider for repairing the mailbox at her address which has been long overdue. The 2 lots lacking mowing look better but still need additional landscape maintenance. The mailbox that was hit by the Fed Ex truck still needs to be repaired. The date for seal coating the roads is open. The vendor will be contacted to obtain a date. A bid was approved via email to remove and replace two (2) trees for \$1,200.00 by Roots Up.

Old Business:

Pathway seal coat– Pathway seal coating will probably wait until Spring, 2022.

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 scheduled to be painted on Tuesday, 8/24/21.

Concrete Bid – Apron on walking path – additional bids need to be obtained.

The walkway to the condos will be investigated to get photos. This area is in need of beautification.

New Business:

2021 Landscape Projects – Bobbie will take on this project to make recommendations to the Board for future improvements and/or maintenance.

Sports Court – Thank you, Ann Rule, for removing weeds from the volleyball court sand. Discussion occurred that the sand should be power raked. The idea of installing ½ the volleyball court with concrete/asphalt and leaving the other half the same was presented. A cost analysis will be developed.

Newsletter/Website – The following topics will be sent as an email blast to the owners: Meeting Minutes, whether Draft or Approved, will be available 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 Code Change - John will change the code in the winter and all owners will be notified.

Non-compliance enforcement –

- Guests are to be accompanied by owners – how to enforce is the problem.
- Boats anchoring in private park – if issue occurs again, boat owner will be told to move.
- Vehicles park on driveways, not roadways – Vehicles can be parked for no longer than 48 hours on the private roads per Sec. 10.04 of the CC&R's.
- Trash can storage – owners will be contacted with notification of the proper way to store the trash cans away from sight.

Board Meeting Announcement – All Board Meetings are open to the members. Members are welcome to attend.

Political Flags – Idaho State statute does not prohibit flags. Sentry will seek their own legal counsel to bring additional information to the Board.

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

Re-key Main Gate to Private Park – Bobbie made a motion to have the keys changed at the main gate to the private park in the winter months. Rachell seconded the motion. Motion passed by all.

Executive Session:

The Board did not need to enter executive session.

Adjournment:

The meeting adjourned at 5:38pm

Respectfully submitted by Sentry Management