



NORTHWEST COMMUNITIES LLC

9407 N Government Way, Ste 9

PO Box 2612

Hayden, Idaho 83835

Office: (208) 518-1131

Mill River Property Owners Association
Board of Directors Meeting
Bobbie's House – 4227 W Woodhaven, Coeur d'Alene ID 83814

May 6th, 2022 | 11:00am

MEETING MINUTES – OPEN SESSION

Call to Order The meeting was called to order at 11:06am and a quorum was established. In attendance was Bobbie Dannenbrink, Ann Rule, John Heider, Jimmy Sheehan; Board members, and Samantha Ruby and Kristine Banister of Northwest Communities (NWC).

Previous Meeting Minutes were completed by the previous management company, Sentry, and will be reviewed at the next Board meeting. Samantha with NWC has been delegated the task of taking meeting minutes from now on. Bobbie provided a copy of the Executive Session meeting minutes.

Management Transition The management transition from Sentry to NWC has begun. Samantha and Kristine have obtained some electronic files, and are working on finalizing the bank accounts and an initial mailout to the members to announce the change.

The Board members reviewed the draft documents to be sent to all members in the initial mailout to the members announcing the change in management. Samantha will send final drafts to the Board next week for final review.

Part of Northwest Communities' management agreement is a management plan. Samantha presented the plan and the Board liked the ideas proposed based on their wants, needs and goals. The plan runs concurrent with an annual calendar that Northwest Communities will update according to the community's plans and needs.

Board meetings will be on the calendar for the months of June, August, and November. The Annual Meeting will tentatively be held in August and Samantha will begin planning.

The Board of Directors previously approved in Executive Session a management contract with Northwest Communities LLC and Northwest Communities LLC has been granted the authority to be the designated agent of the association.

Bank Accounts The Board of Directors discussed that all directors and agent(s) should have the ability to open corporate bank accounts for Mill River POA. Following discussion, on motion duly made, seconded and unanimously carried, it was:

RESOLVED, that all directors and Northwest Communities LLC shall be authorized, empowered and directed to open an account at a bank of their choosing in Kootenai County, Idaho, and to deposit therein

Approved at the July 19th, 2022 Board of Directors Meeting

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all funds of the Corporation, all drafts, checks and notes of the Corporation, payable on said account to be made in the corporate name, signed by a Director unless authorization is given to a designated agent.

On motion duly made, seconded and unanimously carried, the Directors shall authorize Northwest Communities LLC, partners being Samantha Ruby and Kristine Banister, be authorized signers on all corporate bank accounts for Mill River POA as well as at least one director of the association.

John exited the meeting.

Spring Landscape Update was provided by Bobbie. Bobbie will be meeting with the contractor next week who will be trimming and removing the dead and dying trees. The irrigation has been turned on and backflow testing has been completed. The park also has been cleaned up for the season and the volleyball court sand has been refreshed.

The upcoming Annual Meeting was discussed. It will tentatively be held in August and Samantha will begin planning.

The Board members entered into Executive Session at 12:36pm. The Board members exited Executive Session at 12:50pm.

There being no further business to come before the meeting, on motion duly made, seconded and unanimously carried, the meeting was adjourned.

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