



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
Monday September 19th, 2022 4:00pm
CDA Public Library – Gozzer Room

MEETING MINUTES – OPEN SESSION

Call to Order The meeting was called to order at 4:02pm and a quorum was established. In attendance was Bobbie Dannenbrink, Ed Sott, Kathleen Rogers, and Marc D’Andreas; Board members, and Samantha Ruby of Northwest Communities (NWC) along with 1 association member.

Contact information of New Board members was discussed. Samantha will provide this information to all Board members for ease of communication.

Previous Meeting Minutes were reviewed from meetings on July 19th, 2022 and August 16th, 2022. Bobbie made a motion to approve the minutes as written, Kathleen seconded and motion unanimously carried.

Future Board Meetings need to be planned in order to provide proper notice to association members. The next meeting will be October 11th, then future meetings will be the first Tuesday of each Quarter. Samantha will put the meetings on a calendar and provide those dates to the Board members and post them on the website.

The financial report was provided by Samantha. The Balance Sheet on an accrual basis was presented as of August 31, 2022. The total assets equal total liabilities and equities of \$245,204.45. The year-to-date Income and Expense by Class on an accrual basis was presented. The total income received was \$124,858.00 and the total operating expenses were \$63,123.98, leaving a net ordinary income of \$61,734.02. Other income received was \$2,336.81 and total other expenses was \$70.74 leaving a net income of \$64,000.09.

Old business was discussed. The community website has been edited by Northwest Communities and needs more editing to be fully useful to the members. Bobbie made a motion to de-privatize the website and add new information pages, Ed seconded and motion unanimously carried.

The association operating and reserve bank accounts’ authorized signers were changed to remove previous Board members and add new. This process has been completed with Washington Trust Bank.

Revising the Park rules was discussed. The Board members will meet casually to brainstorm proposed changes to the rules.

Trees were recently removed from common areas due to disease and maturity. With open areas of no vegetation, some locations where trees were removed need to have a replacement tree or bush. Bobbie



NORTHWEST COMMUNITIES LLC

9407 N Government Way, Ste 9

PO Box 2612

Hayden, Idaho 83835

Office: (208) 518-1131

made a motion for her and Samantha to complete an inspection through the neighborhood to mark locations of a removed tree, to observe needs at the park sea wall, and to inspect reported potholes in the walking path. Ed seconded and motion unanimously carried.

The cinder block wall project was discussed and Samantha will follow up with John Heider for a clear scope of work for the project before soliciting bids.

Ed volunteered to take photos of the condition of the block wall on Grand Mill Lane, and will provide them to Samantha to share with the Board.

There has been continued concern about the maintenance of the vacant parcels in the community. The compliance process has not always been consistent with notifying the owners of the parcels they are in non-compliance of the CC&Rs. Northwest Communities will ensure consistency with compliance requests for these parcels.

Samantha reported that a potential buyer of 2 lots in the commercial area have contacted the office regarding architectural guidelines and assessments. Bobbie reported that the previous potential buyer of the lots was in communication with her and the City of Coeur d'Alene regarding open space requirements. Bobbie will reach out to her contact at the City of Coeur d'Alene to inquire further.

A communication procedure was in use with Sentry Management and was to be reviewed at this meeting. The topic was tabled due to time constraints.

New business was discussed. A price estimate from L&L Home Services was reviewed for repairs and replacement of concrete on Woodhaven Loop at a common area walking path. After discussion, Ed made a motion to accept Option 2 of the price estimate for a total of \$3105.00 to be completed this Fall as a Reserve expense. Kathleen seconded the motion and unanimously carried.

The 2023 budget was discussed. The goal is to have a draft budget prepared for acceptance at the October 11th Board of Directors meeting. Samantha will coordinate a budget meeting between Kristine of Northwest Communities and Kathleen.

The Board members entered into Executive Session at 6:16pm. The Board members exited Executive Session at 6:49pm.

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

Approved at October 11th BOD meeting