



NORTHWEST COMMUNITIES LLC

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Mill River Property Owners Association
Board of Directors Meeting
Wednesday March 15th, 2023 3:00pm
Via GoogleMeets

MEETING MINUTES

Open Session

Call to Order The meeting was called to order at 3:02pm and a quorum was established. In attendance was Ed Scott, Kathleen Rogers, and Rachelle Honeycutt; Board members, and Samantha Ruby of NWC and Cora Whitney of Smith Malek.

The purpose of the meeting is to discuss a letter received from Elizabeth Tellesen, an attorney representing the owner of the commercial property pending sale, on March 8, 2023.

The Board unanimously agreed via email on February 22, 2023 to utilize Smith Malek to assist with a legal opinion regarding the position of the association.

The Board also unanimously agreed via email on March 8, 2023 to continue to utilize Smith Malek to respond to Telsen on behalf of the association.

After discussion, the Board directed Cora of Smith Malek to respond and to include language confirming that based on the limited materials provided by the developer, there is no current objection to the building site plan, no additional restriction will be imposed by the Board regarding the height, number of units, building size, or bulk space, and that no restriction will be imposed by the Board that conflict with the City of Coeur d'Alene's development standards.

Further, the Board directed Cora to confirm that the materials previously submitted cannot be approved at this time given the limited scope of those materials provided by the developer under Article 7 of the Revised Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Mill River First Addition, recorded August 25, 2005. However, when fully submitted, there will be no objection by the Board based on any standards that are outside the Board's responsibility and accountability to the POA under Article 7 of the CCRs.

The Board will review a draft letter provided by Cora of Smith Malek before it is sent.

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

Approved at the April 12, 2023 Board of Directors' Meeting

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