



## NORTHWEST COMMUNITIES LLC

9407 N Government Way, Ste 9

PO Box 2612

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Office: (208) 518-1131

### Mill River Property Owners Association

*2022 Annual Meeting of the Members*

*Tuesday, August 16th 2022 5:30pm - 6:30pm*

*Coeur d'Alene Inn Best Western Plus*

## Meeting Minutes

**Call to Order** The meeting was called to order by John Heider at 5:34p.m. and a quorum was established with 39 owners in attendance in person and by proxy. John introduced the Board members and Samantha and Kristine of Northwest Communities to the membership.

**The 2021 Annual Members' meeting minutes** were reviewed. A motion was made by Susan to approve the minutes the addition of the following; under the Balance Sheet report, add "Ann Farrar inquired at what percent is the MRPOA adequately funded pursuant to the Reserve Study, and Sentry management reported they would look into this inquiry and offered to meet with homeowner to discuss"; the motion was seconded by Wayne and was carried by the members present.

**The treasurers' report was provided by Kristine of Northwest Communities.** The Balance Sheet on an accrual basis was presented as of June 30, 2022. The total assets equal total liabilities and equities of \$247,781.45. The year-to-date Income and Expense by Class on an accrual basis was presented as of June 30, 2022. The Edgewater income received was \$25,935.00. Edgewater operating expenses paid YTD were \$7415.46 leaving an ordinary income of \$18,519.57. There were no Reserve expenses for Edgewater. The River Life income received was \$15,370.00. River Life operating expenses paid YTD were \$3473.53 leaving an ordinary income of \$11,896.47. There were no Reserve expenses for River Life. The Summer Walk income received was \$10,146.00. Summer Walk operating expenses paid YTD were \$3133.71 leaving an ordinary income of \$7014.29. There were no Reserve expenses for Summer Walk. The Master Association income received was \$72,410.00. Master operating expenses paid YTD were \$31,052.82 leaving an ordinary income of \$41,357.18. There were no Reserve expenses for the Master Association.

**Neighborhood updates** were provided by each Neighborhood Board representative. Ron from River Life reported that there have been a handful of painting requests approved in 2022 and the paint scheme has been a challenge to follow due to changes over time in the color scheme and color names. The Neighborhood Board has obtained the most updated color pallet from Sherwin Williams and it will be reviewed by the Neighborhood Board to ensure the proper colors are shared with owners who wish to paint. Ron also reminded owners to be mindful of other alleyway users when parking larger vehicles. Mike from Edgewater reported



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that the last vacant lot has been built upon and now the main focus of Edgewater will be landscape maintenance rather than architectural review. Volunteers are also encouraged to assist in Edgewater as there are only 2 owners on the Neighborhood Board. Susan provided the Summer Walk update and thanked the neighbors for their impeccable landscape maintenance and beautiful flowers. Susan also reported there was recently a remodel project approved in the neighborhood, a mailbox needs to be repaired, there compliance concerns with landscaping of homes that are rented, and that parking the streets should be limited as the streets are narrow. There was no representative from the River's Edge Property Owners' Association to provide an update.

The Condominium Owners' at Mill River update was provided by their President, Kate O'Laughlin. Kate reported that they are preparing for a complex-wide asphalt and striping project, they are removing and powder coating handrails, and that there has been overuse of the Condos garbage dumpsters by non-Condo owners and to please refrain from using the dumpsters.

**A landscape maintenance update was provided by Bobbie.** Bobbie reported that 22 trees were recently taken out of the neighborhood due to disease and maturity. There are still a handful of dead and dying trees and shrubs that need to be identified and a proposal requested from the landscape maintenance contractor to remove them. Bobbie and Samantha will be completing a site walk to identify these. Adding this cost to the 2023 budget is ideal as well as more funding for irrigation repairs. The landscape maintenance contractor recently created and provided irrigation zone maps with watering schedules to the Board of Directors. An irrigation area on Woodhaven Loop was recently repaired and the turf is coming back to life. There are also concerns with tree suckers that pop up weekly due to the tree species planted in the common areas. The landscape maintenance contractor reports that the best solution to tackle these is to mow them weekly. The suckers will persist for at least 2 seasons before they begin to die out. It is unrealistic to spend association funds on fighting the suckers at this time. Bobbie answered a homeowner inquiry regarding trees located by the Garagetown Storage Condos. Bobbie reported that these trees were sprayed for pests in the Spring and will be reevaluated by the landscape maintenance contractor in the fall.

**A website update was provided by Samantha.** Samantha reported that it is a high priority of The Board and Northwest Communities to provide edits to the current website that will make it more user friendly. Items like making payments, finding governing documents, and submitting architectural requests will be included on the website edit. Member access will also be removed so that the public may view community documents. Northwest Communities provides website editing services in their monthly management fee. Samantha encouraged owners to email Northwest Communities with any suggestions they may have.

**A Sports Court update was provided by Jimmy.** Jimmy reported that a GoFundMe account was setup to attempt to collect funds for a Sports Court idea in the Park. The idea eventually

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failed as the funds were not available to complete the idea. Northwest Communities has issued refund checks to all who donated.

**Samantha provided an introduction of Northwest Communities.** Samantha reported that Northwest Communities provides full-service management of the Mill River Property Owners Association and for owners to contact NWC anytime for association matters. A benefit of Northwest Communities is the efficient software used for compliance management, architectural requests and work order tracking. The software is being introduced to Neighborhood Boards for use at this time and will streamline many processes that were done manually in the past.

**John provided an update regarding park security.** John reported 2 instances of reporting trespassing to the Coeur d'Alene Police Department, and one instance of vandalism to the Park bathroom and utility room doors. The Board members are recommending edits to the Park Rules that include a way to report trespassers.

**Samantha and Kristine conducted the election.** Samantha reported that 4 volunteers are on the ballot for 3 open positions. Jimmy Sheehan, Ed Scott, Kathleen Rogers and Marc D'Andrea spoke about themselves. Samantha asked for nominations and volunteers from the floor and there were none. Ballots were cast and **Ed Scott, Kathleen Rogers, and Marc D'Andrea were elected for a 2-year term.** Bobbie and Rachelle will retain their positions on the Board of Directors.

Samantha asked for nominations and volunteers from the floor for River Life, Edgewater and Summer Walk Neighborhood Boards. There were no additional volunteers. Ballots were not required to be cast and the volunteers will serve for another 2-year term. ***The River Life Neighborhood Board members are Ron Haxton, Dan Panther and Mike Phillips. The Summer Walk Neighborhood Board members are Jim Valle, Susan DuBois, and Bill Hemmings. The Edgewater Neighborhood Board members are Mike Lyon and Jim Stafford.***

With no further business to be conducted, John adjourned the meeting at 7:05p.m.

*Meeting minutes respectfully taken and produced by Samantha Ruby, CMCA.*

*Minutes approved at the Special Members' Meeting November 6<sup>th</sup>, 2023.*

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