



NORTHWEST COMMUNITIES LLC
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Mill River Property Owners Association
Board of Directors Meeting
Friday, October 13th, 2023 at 1:00pm
CDA Public Library – Gozzer Room

MEETING MINUTES – OPEN SESSION

Call to Order The meeting was called to order at 12:58pm and a quorum was established. In attendance was Bobbie Dannenbrink, Ed Scott, Marc D'Andreas and Rachelle Honeycutt; Board members, Samantha Ruby of Northwest Communities (NWC) and 2 association members.

Previous Meeting Minutes were reviewed from August 25th, 2023. Ed made a motion to approve the minutes as written, Bobbie seconded and motion unanimously carried.

Neighborhood Reports Leslie Thistle reported that compliance notices seem to be working in Summer Walk but there is still a home with unattractive landscaping. Mike Phillips reported that all is quiet in River Life.

Architectural Report Samantha reported between July 13th, 2023 and October 13th, 2023 the following projects were reviewed:

Edgewater (Neighborhood Board)

- 8/7/23 – 4799 W Mill River Ct – exterior paint approved
- 9/19/23 – 4673 W Mill River Ct – enclose existing front patio

River Life (Neighborhood Board)

- 7/20/23 – 4261 Woodhaven Loop – exterior paint approved

Summer Walk (Neighborhood Board)

- 7/20/23 – 3217 Millwright Lane – exterior shading approved

Rivers Edge - none

Commercial (Board of Directors)

- 12/13/22 – preliminary renderings of three-story townhomes with garages from Blue Fern, 2/2/23 and 3/31/23 Engagement with Smith Malek to manage communications with Blue Fern, Blue Fern submitted renderings 6/14/23 and BOD comments sent to Blue Fern 6/30/23, Max with Blue Fern advised amended plans may be ready for review and requested meeting with BOD, provided Zoom link for 7/13/23 BOD Meeting, to be final approved at 10/13/2023 Meeting



Landscape Committee Report Leslie reported that the committee completed a site inspection and priority list of projects and possible volunteer projects. Leslie completed grading of the volleyball court and took down the nets today. Joan filled a small hole in a common area walking path. Leslie is pursuing options for cleaning the park barbeques and gaining volunteer interest for work parties.

Financial Report Samantha reported that September reports will be reconciled soon and emailed to the Board. A long-time delinquent owner has sold and the income received from that delinquency is \$10,284.69. This income will be reflected on the October reports as that is when the check was received.

Old Business

Lighting repair The Board received a report that the volleyball court light timer was not working and the box was vandalized. The Board unanimously accepted a repair quote via email for \$910.55 for this repair and it is completed and programmed.

Blue Fern Development Grand Mill Townhomes Design Package The Board has been communicating with Blue Fern Development for review of potential townhomes in the community. After discussion, Ed made a motion approve the Blue Fern Development design package dated July 10, 2023; three (3) were in favor and one (1) was opposed due to dissent on the siding materials to be used. Motion carried. Bobbie will sign the prepared approval letter to be sent the City of Coeur d'Alene and Blue Fern Development.

Legal counsel Questions were posed to legal counsel regarding nominations from the floor of meetings, amending the bylaws and amending the declaration, and the answers were discussed.

Amending the Bylaws This has been discussed via email and the main items the Board wishes to amend include lowering the quorum, ensuring aggregate voting language is consistent from the Declaration, and adding the ability to appoint Board members to vacant positions. This will be on the January Board of Directors meeting agenda.

Amending the Declaration This has been discussed via email and will be on the January Board of Directors meeting agenda.

Special Meeting on November 6th Notice of this meeting was provided to all members via mail and email and the final ballot has been issued to the Condos at Mill River and River's Edge POA per the approved process.

New Business



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2024 Budget The Board approved a blanket increase to the 2024 budgets of 10% for operating assessments and 5% for reserve assessments at the August 25th, 2023 Board of Directors meeting. The expense line items were discussed and will be finalized via email.

Snow Removal The Board reviewed a snow removal proposal with RootsUp. Ed made a motion to approve the agreement with the addition of dispatching the crew at a 2inch depth, Marc seconded and the motion unanimously carried.

Landscape Maintenance proposals The Board received proposals from RootsUp via email. The Edgewater Neighborhood Board approved their proposal via email which totals \$18,040.00. After review, the Board unanimously agreed to remove aeration, tree fertilization, insect control, and mid-season cleanups from the park and the neighborhoods proposals. Once amended the Board will accept the final agreements via email.

The Board accepted a proposal in June for replacement of two trees in Summer Walk that were downed for \$1,400.00. Bobbie made a motion to cancel this service due to low funds, Marc seconded and the motion unanimously carried.

Amendment to Board Resolution 002 – Board Resolution 003 Ed proposed an amended Resolution for parking. Ed made a motion to accept Board Resolution 003 in replacement of Board Resolution 002, Marc seconded and the motion unanimously carried.



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Mill River Homeowners Association
 POLICY RESOLUTION NUMBER 003
Related to Street Parking within the Community

WHEREAS, Section 10.04 Parking (under Article X) of the Declaration of Master Covenants, Conditions, Restrictions and Reservations of Easements for Mill River Home Owners Association ("CC&Rs") appoints the Board of Directors ("Board") all duties and authority necessary for the management of the affairs and provides that the Board may take all actions and decisions, excluding matters that the law or governing documents prohibit the Board from doing.

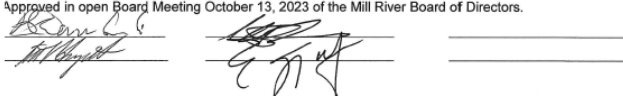
WHEREAS, Section 10.04 Parking of the CC&Rs states:
 "No Dwelling Unit or Commercial Unit Owner or tenant/guest thereof shall be allowed to store any boat, unused vehicle, golf cart, camper, R.V., trailer or the like anywhere on the Property, except within a garage or behind a sight obscuring fence, for more than 48 hours. Exposed, unlicensed and unused vehicles shall not be permitted as per the City of Coeur d' Alene ordinances."

WHEREAS, the Board wishes to clarify Section 10.04 of the CC&Rs to include limits to parking on the street within the community road system.

WHEREAS, the Board has determined that it is in the best interests of the Association and its members to restrict street parking for guests, tenants and owners on our very narrow streets so as not to impede visibility for pedestrians and vehicles, including emergency and service vehicles, compromise driveway access, or be visually unappealing to the neighborhood when vehicles remain routinely parked on streets for extended periods of time.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby prohibits guests, tenants, or owners from parking on the Mill River streets at any time or portion thereof, without prior written approval from the Board, for more than **two consecutive days**. All residents and guests are required to park on their property if the time is expected to exceed two consecutive days. This excludes known contractors that are providing a service. If the vehicle is not removed after notice, the vehicle may be towed at the owner's expense. Only operating and regularly used passenger vehicles may be parked on resident's driveway long term. Any violation of this resolution shall be considered as a violation of the Association's parking policy as stated in the CC&Rs.

Approved in open Board Meeting October 13, 2023 of the Mill River Board of Directors.



The Board discussed the logistics of towing vehicles on private roads and will finalize a plan at the January Board of Directors meeting. Samantha will research local tow companies in the meantime.

The Board entered into executive session at 2:50pm and the members exited the meeting.

The Board exited executive session at 3:16pm and Bobbie made a motion to adjourn the meeting, Ed seconded and the motion unanimously carried.