



Minutes

2011 Meeting of the Members

October 24, 2011 – Best Western/CdA Inn

7:00 – 8:00 p.m.

Meeting was called to order by Steve White, representative of Copper Basin, who introduced Sherry Lenarz, the association Manager for The Condos at Mill River.

Each owner present at the meeting introduced themselves and told where they lived.

Financial Reports (Year-to-date) (Jan-Oct 2011)

Sherry Lenarz with Association Services, Inc. (ASI) provided the financial reports on behalf of Copper Basin.

Income and Expense Report It was reported that Y-T-D (January through September 2011) the association had collected a total of \$141,813.18 in income and paid out a total of \$112,070.75 in operating expenses, thus, leaving a net income of \$29,742.43 (copies of the Y-T-D Income and Expense report were mailed in the annual meeting packet to all owners)

Balance Sheet Previous Year Comparison(*current financial health of the association*) It was reported that between the operating and reserve funds the association had a total of \$79,604.43 in the bank accounts (up by 43.8% from the previous year). Total assets were \$75,509.38 (up 51.9% from the previous year). ASI reported that Y-T-D \$11,196.00 has been transferred from the operating account into the reserve account, which is in agreement with the approved 2011 budget.

A/R Aging Summary

There is a total of \$8,127.59 in uncollected assessment fees. One owner has been turned over to collections as well as a lien placed on the property. The second delinquent owner has been sent a 2nd delinquent letter that a lien is pending for unpaid assessments.

2012 Approved Budget (attached)

ASI presented the 2012 Budget. The monthly assessment fees of \$195.00 will remain the same for 2012. The income for 2011 is based on eighty nine units. The completed unsold units currently owned by Copper Basin are assessed each month. Total budgeted income is \$198,900. Of the \$195.00 monthly fees, \$171.60 is dedicated to operating expenses and

\$23.40 is for the reserve fund which is used for future maintenance and capital improvements to the property. Total operating expenses budgeted for 2012 is \$175,121.96.

Common areas

ASI reported that the sprinklers are scheduled to be blown out on November 1st. At that time, the pumps will be removed from the water features and stored.

Residents voiced a concern about the overwatering of the common areas. ASI was in agreement that this has been an issue throughout the summer months. It was explained that with only one water meter for the entire complex, each station is set up with water for 20 minutes each (it was noted that a few stations were running for over 45 minutes). It was also noted that sections of the sprinklers were covering the walking paths making them unavailable to use by the residents. Steve White asked that ASI work with next year's landscape company to ensure that the areas being watered close to the walkways are scheduled to go off late at night and not during the early morning and evenings.

It was also reported there is an abundance of water pooling in the bedded areas long the buildings on the northwest side. ASI reported that it appears that there is an irrigation leak along the middle section of the hillside between the two (2) water features. Beau's Landscape and Alpine Landscape are in the process of investigating this problem.

Exterior Lights

Evergreen Electric had recently gone through the complex replacing burnt out light fixtures. ASI informed owners that there was some vandalism to a couple of the exterior light fixtures that had been spray painted black. More than likely, the lights had been shining into a unit(s) bedroom or upstairs balconies. A few residents have contacted ASI asking if the association would look into possibly installing a cover over the lens that would direct the lighting down onto the pathway or street vs. shining onto the top balconies and bedrooms. In discussing this issue with Evergreen, there is a device that can be retrofit to the lens directing the light to shine down. The cost would be approximately \$64.00 for materials + labor. It was noted that the board would consider this alternative on a case by case basis should the lighting pose a problem to residents.

Exterior Maintenance

The repainting of the trim work on the columns, windows, and garage doors which had been scheduled for 2011, had inquired a couple of issues that came up that has pushed the project out until next spring of 2012. 1) Due to the long wet spring, the scheduling of the painting was pushed from June into late August. 2) When assessing the work to be done in August, it became apparent that more maintenance work was needed than previously noted as a majority of the window ledges that were painted 4-5 years ago were peeling. Copper Basin had to intervene with this project due to the 10 year warranty issue with the manufacturing company for the primer that was originally used on the project. 3) Due to the severity of the problem and warranty issue, the manufacturer requested Cooper Basin and the

association get two (2) additional bids. The bids were received in mid October and presented to the manufacturing company. We are just now waiting for a decision on the reimbursement to the association. This project is scheduled to start in spring of 2012 (weather permitting).

Resealing/Restriping of roadway and parking

The Association will be looking into resealing and restriping of the road and parking area(s) east of building(s) 2A&B and 7A&B next summer.

Dogs

There's still an on-going problem with residents not picking up after their dog(s). Even during the winter months, residents need to be cognizant to the fact that when they allow their dog to defecate in the snow, the snow will eventually melt and leave piles. This last spring the landscape crew would not start spring clean-up until the dog feces were removed. The Association had hired someone to go through and clean-up. *"Please be a good neighbor and pick-up after your pet immediately."*

Garbage Receptacle Areas and Recycling

A couple of issues were brought up relating to the garbage receptacle areas. 1) During the summer months (June thru September) the garbage receptacle areas are overflowing with garbage, which can pose a health concern as well as community appearance. It was recommended and agreed that ASI will work with Waste Management and have the garbage collected twice a week during the months of June thru September. Owners present also would like to remind all residents to place their garbage directly into the containers, versus throwing it over behind the gate. The containers have lids and should remain closed to keep unwanted vermin from the area. 2) There have been a few residents requesting for recycling bins. ASI contacted Waste Management and as of September 1, 2011, they now offer a recycling program to condominiums. What was proposed for The Mill River condos was to remove one of the two (2) yard containers and place two (2) 64 gallon recycling containers in the receptacle areas. The two yard containers would be collected twice a week and the 64 recycling containers would be collected every other week. There were concerns from owners in attendance that the recycling would be abuse and did not feel that residents would utilize the recycle program. The recycling would cost the association an additional \$1000 per year. Steve White asked that a survey go out to all owners asking them if they would be in-favor and benefit utilizing the recycle program. *(Enclosed – recycle survey)*

Undeveloped Lots

An owner had a concern about the undeveloped lots that appeared to be used for storing construction materials and not maintained. A question was also posed as to the future plan of the undeveloped areas. Steve White indicated these areas are for future buildings and at this time, there isn't a time line when construction will start as they are just finishing up with the five (5) complex building on the west side. Steve also mentioned that most of the

building materials should be removed and that the undeveloped areas will be maintained until built out.

Removal of Rail Road Tracks

ASI contacted Doug Eastwood, Director of the Coeur d'Alene City Parks, asking for an update as to when BNSF will start removing the tracks along Mill River. Doug responded that BNSF is still moving forward with the abandonment of the railroad tracks. As to what will

happen once the tracks are removed, Doug indicated that the railroad owns the land and his proposal to the city is to somehow acquire the railroad land through Mill River, push the existing road to the north of the railroad property and expand the park. As of yet, the city has not done any conceptual planning on how this may all work. ASI will continue to stay in touch with the city on the progress of this matter.

Steve White adjourned the meeting at 8:15 p.m.

PLEASE RETURN IN SELF-ADDRESSED ENVELOPE TO ASI

The Mill River Condominium Owners Association

RECYCLING COLLECTION SURVEY

This survey is for all residents in the Mill River Condominium Owners Association.

The proposal from Waste Management is to remove one (1) of the current two (2) yard trash containers and add two (2) 64 gallon recycling containers.

Waste Management would collect (twice a week) the two (2) yard containers and collect every other week the two (2) recycling containers.

Residents would be responsible for separating their garbage between the garbage bins and recycling bins.

The recycle bins would contain only the following materials:

Office paper

Newspaper

Junk mail/envelopes/magazine and catalogs

Phone books

Paper boxes

Clean plastic bottles, tubs, plastic plant pots, pill containers (rinse, no lids or caps)

Clean metal (all aluminum and tin cans, foil and pie trays)

_____ **YES**, I would comply with the recycling collection program

_____ **NO**, I am not interested in the recycling collection program

I reside at:

___ 4444 Greenchain ___ 4453 Greenchain ___ 4450 Greenchain ___ 4505 Greenchain
___ 4467 Greenchain ___ 4449 Greenchain ___ 4539 Greenchain ___ 4461 Greenchain
___ 4465 Greenchain ___ 4445 Greenchain ___ 4457 Greenchain ___ 4471 Greenchain
___ 4499 Greenchain

(For the privacy of residents, you do not need to provide your name)