



Minutes

2014 Meeting of the Members

September 25, 2014 – 5:30pm

Best Western/Coeur d'Alene Inn

506 W Appleway Ave., Coeur d'Alene, ID 83814

Board Member Attendees

Steve White – Director
Doneda Allen – Director
Chet Gaede – Director

Management Company

Sherry Lenarz - ASI
Laura Busson-White - ASI

Absent Board Members

Greg Gervais
Lisa Dunham

Call to Order

Meeting was called to order by Steve White at 5:39 p.m. Steve White introduced the present Board members and ASI as the HOA management company.

Approval of the 2013 Annual Meeting Minutes:

After review of the 2013 Annual Meeting Minutes, a motion was made from the floor to approve the minutes. The motion was seconded. The motion passed.

Developer's Update

Steve White informed owners that Copper Basin is in the process of completing the last phase within the next few months. The inconvenience of construction will no longer be an issue.

Financial Reports (2014 January - August)

Sherry Lenarz (ASI) provided the financial reports on behalf of the Board of Directors.

- **Year – to – Date (YTD) Income and Expense Report (As of August 31, 2014):**
Sherry reported that Year-to-Date in 2014 the total income invoiced was \$170,031.27. Total operating expenses paid YTD were \$168,680.79. Total transferred into reserve YTD was \$27,939.48. Total transferred into the Working Capital Fund YTD is \$6,340.00. Leaving a net income of \$1,350.48.

- **Balance Sheet Previous Year Comparison:** As of 8-31-14, the balance between the operating, reserve, and working capital accounts was \$184,909.75. In overall comparison to the previous year, the current assets were up by 33.7%. It was noted that \$12,698.35 in Accounts Receivable accounts for owner's who prepay their assessments.
- **A/R Aging Summary:** As of August 31, 2014, there was one (1) owner delinquent on the monthly assessment fees past 90 days. ASI is working with the owner to collect the delinquent funds.

The Mill River Condos Association is in good health financially.

Committee Reports

Exterior Lighting:

Chet Gaede announced that the Board has approved the replacement of the current exterior lighting with LED lights allowing for more muted lighting. The new lighting has been very well received by the owners. The lights will continue to be replaced as the old ones burn out. The cost has been high but the Association has received \$6,740.00 in rebates from Kootenai Electric. Owners are encouraged to contact ASI when they notice a burnt out exterior light.

New Plants and Shrubs:

Chet informed the Members that approximately 70 plants and shrubs have been replaced within the complex. The criteria followed for any replacement was that if the plant was dead or a vacant spot was evident. This will be an on-going project that will be revisited in 2015.

An owner expressed concern that the snow removal company from last year used snow melt that was harmful to the walkway concrete. ASI explained that there were instances of owners slipping on the ice so snow melt was used as a measure of safety and precaution but ASI will work with the snow removal company to avoid any concrete damage from occurring this season.

Scope of Responsibilities as a Committee Member:

Doneda Allen explained the drafted Charters for the new Architectural Control Committee (ACC) and Landscape and Grounds Committee. It was made clear what the Purpose and Duties and Responsibilities would be for each committee.

The ACC would primarily be responsible to review and accept or deny applications and plans for all exterior color changes and/or changes to original exterior of units. An example of this duty would be to accept or deny a screen door application. ASI will take the role of enforcing the Rules and Regulations.

The Landscape and Grounds Committee will receive a budget amount to plant and help “beautify” parts of the common areas with the partnership of the contracted landscape maintenance company. This committee’s main role will be to establish criteria for exterior landscape and ground changes which include all shrub and tree plantings to original exterior of units.

Members were encouraged to sign up for one of these committees on the sign-up sheet once the meeting adjourned.

An owner commented that the committees should have more than three (3) members per committee. The Board explained that the Charters are a work in progress at this time.

Old Business

Website:

Chet reminded the member’s to look for new information on the Mill River Condo website and if they have not already signed up, please do so. Soon the owner will be notified via e-mail when new information is posted on the website.

Signage in Common Areas:

Doneda made notation of the new signage installed at the front of the condos. In order to protect the Association from any liability, “towing” signs will be installed shortly to inform those vehicle owners who are in non-compliance with the Mill River Condos Rules and Regulations parking policies what towing company will be used if towing has become the final option for compliance.

Exterior Painting Reimbursement:

Steve informed the Members that a check for \$30,000 was sent to the HOA as settlement with the litigation of the initial condo exterior painter and will go into the Reserve account. The HOA was also awarded approximately \$20,000 worth of free labor and materials. One of the five-plex buildings (4445) is currently being painted using that awarded labor and materials.

A condo owner asked how much the legal fees had cost the Association. The answer was nothing, as the builder, Copper Basin, absorbed all the legal costs.

The Board has also contracted another paint vendor to repaint another five-plex building (4444) and touch-up all exterior trim work. Members are asked to contact ASI with information regarding any trim work they notice needs touch-up.

Other:

Chet informed the owners that the Mill River Property Owners Association (POA) now has only homeowners on the Board of Directors as the developer has relinquished their role as the declarant. ASI has also been contracted as the HOA management company for the Mill River POA.

New Business

Neighborhood Watch:

Chet is currently in contact with a homeowner from the Mill River POA in Summer Walk who will spearhead the development of a Neighborhood Watch once he returns in the Spring. The Condo owners will benefit from this community service to help enforce the safety and protection of the area in partnership with the local police department.

2015 Working Budget – Assessment Fees:

Sherry Lenarz presented the 2015 proposed working budget to the members. The Association recommends the increase of assessment fees to \$200.00/month in 2015. The 2015 budget is accounting for 107 units yet with the final phase built-out, there will be 117 units once all is sold. A few expenses will increase such as liability insurance, snow removal and landscape maintenance due to the addition of the two (2) final buildings. The printing expenses will decrease with communication being available through the website. The Reserve expenditures for 2015 will be surface painting of two (2) buildings, irrigation valve/clock replacement, fire control valves/alarms, water feature pumps, concrete repairs, exterior light poles and landscape bark replacement for a total of \$47,900.00 from the Reserve funds. The finalized budget will be sent to owners in November of 2014.

The Association has projected the total income will be \$254,400.00. The total projected operating expenses are \$203,040.00. Total Reserve Contribution will be \$51,360.00.

Doggie Dispensers:

ASI opened discussion among the members regarding placing two (2) doggie dispensers on the east and west side of the condo buildings. This idea received negative reviews from the floor. With no decision being made, the topic was shelved at this time.

Elections

Steve White informed owners that there was one (1) Board position up for election at the meeting. Doneda Allen and George Silva are the two (2) candidates listed on the ballot. George Silva withdrew his name from the ballot as he misunderstood and thought there was more than one position open for election. Steve opened the floor to nominations. There were no nominations from the floor. Therefore, with only one candidate on the ballot there

was no need to cast votes. Doneda Allen was re-elected to the Board of Directors for a two (2) year term ending in 2016.

Open Forum Discussion

- Owners asked if the opening in the masonry wall behind Summer Walk will be closed. Chet informed owners that the wall will be enclosed by October 10, 2014, through direction and payment from the Mill River POA.
- An owner brought up the problem of noxious weeds and thistle on the back and side mounds within the native plantings. ASI will contact the landscape maintenance company to eradicate both of these issues. This seasonal work will now be added to the scope of work presented to the landscape maintenance company for bid in the Spring.
- The problem of pet urine leaving large marks on the lawn area was a topic of discussion. ASI commented this is an on-going problem that continues to come up. Any ideas the members may have to solve this issue is welcome.
- An owner suggested that the Board consider replacing the bark in the beds with synthetic bark. ASI will seek out the cost and availability to make this substitution and present it to the Board for approval.
- The railing at building 4576 needs to be repaired. Copper Basin will make this repair as the problem dates back to when the building was initially built.
- Serious discussion commenced regarding the representation of the 117 votes the Condos at Mill River hold for the Mill River POA according to the CC&R's. This will continue to be an area of contention but it is the belief of the Board that whoever holds the decision making power for these 117 votes would not make a decision detrimental to the Mill River Condos.

Adjourn

With no other business to discuss, Steve White adjourned the meeting at 6:45 p.m.

Minutes respectfully submitted by Laura Busson-White with Association Services, Inc.