

The 2019 Annual Homeowners Meeting Condominium Owners at Mill River, Inc.

Thursday, July 18, 2019
Coeur d'Alene Library - 702 E Front Ave
Coeur d'Alene, ID 83814
Minutes - Draft

- I. Meeting was called to order at 6:17pm
- II. Quorum was established with 33 of the 117 units represented in person or by proxy. (28.2%)
- III. Owners present introduced themselves and their building/unit numbers.
- IV. Diane Fineo, board president, gave updates on accomplishments from the past year, and plans for the remainder of 2019, including parking lot seal coating, striping and touch up, building trim painting, railing re-coating on select areas, landscape replacements, and gutter guards and cleaning.
- V. The meeting minutes from the 2018 annual meeting were approved as presented.
- VI. Bruce Bengé, board treasurer, gave a financial update, reviewing changes made to the budget, and the outlook for needing to fund the reserves more aggressively to follow the reserve study.
- VII. New Business
 - a. Owner Chet Gaede presented an amendment to the bylaws that would change assessment limits that were removed from the bylaws with the second amendment to the bylaws. Discussion ensued. Ultimately not enough owners were represented at the meeting to conduct a vote to change the bylaws (majority needed). An informal show of hands for support for the amendment was conducted, results were mixed.
 - b. 4 board positions up for election (2 vacancies, 2 terms expired)
 - i. *Nominations were solicited from the floor, none were presented.*
 - ii. *Nominees George Silva, Jackie Bruns, Rachelle Honeycutt and Bruce Bengé were presented.*
 - iii. *It was suggested to owners that slate be accepted by acclimation due to no contest with 4 nominees, 4 open positions. An owner made a motion to ballot, motion carried.*
 - c. *Ballots were tallied, and the slate of candidates was elected.*
- VIII. *Meeting was adjourned at 7:55 without open owners forum due to lack of time, meeting room was only available until 7:45pm. (Library closes at 8:00pm, time needed to tear down room).*