



## Rivers Edge Property Owner's Association Minutes of the 2018 Annual Member Meeting

The 2018 Rivers Edge Property Owner's Association Annual Meeting was held at 5:00 pm on Monday, August 13, 2018 at the Coeur d'Alene Public Library, Gozzer Room 702 E. Front Street in Coeur d'Alene, ID.

Present at the meeting were Board Members: John Tompkins and Mark Dillon  
Also present was Association Management: Laura W. White with ASI.

John Tompkins called the meeting to order at 5:06 p.m. John welcomed all the Homeowners and introduced the Board and the HOA Management. The members present introduced themselves and noted where their lot is located. A 60% quorum was established with the attendance of 10 member lots present in person and 8 member lots represented by proxy.

Michael Torre made a motion to accept the 2017 Annual Meeting Minutes as written. Susan Daigh seconded the motion. The motion was approved by all present. Motion passed. A copy of the 2017 Annual Meeting Minutes were included in the Annual Meeting Packet mailing.

Laura W. White presented the Board approved 2018 year to date June financial reports:

As of June 30, 2018 on an accrual basis, the Balance Sheet shows the Operating Account balance was \$32,826.33. The balance of the Reserve Account was \$96,670.62. The total assets, liabilities and equities total \$125,453.30. The Y-T-D Income and Expense Budget Performance on a cash basis show total income at \$36,416.35 and total expenses at \$26,788.82 with a net ordinary income of \$9,627.53. The budgeted reserve transfer of \$7,427.35 was completed leaving a net income of \$2,200.18. The members requested that the Income and Expense Budget Performance be reported from June 30, 2017 to June 30, 2018 and posted on the Rivers Edge website.

### Common Area Report:

1. Docks – The Board presented the history of maintaining the docks over the years. Barrels have been placed under the docks to lift them. The heavy weight from water absorption are deteriorating the docks. The Board suggested that a two (2) year project be set in place to rebuild or replace the docks. The current options are between fixed and floating docks. There was discussion to move from a wood product to steel frame docks with tub totes. Further investigation will be needed to make this change. Cost will be a factor for all future improvements and repairs or replacement to the docks. The projected 30 year life span of the docks is proving to be quite a lot less.
2. Landscape – There has been considerable improvement to the landscape maintenance this year compared to last year. The Board is currently working with a turf and tree specialist to develop a plan to preserve and/or replace the trees and combat lawn disease.
3. Main Gate Code Changes – The main gate guest code is changed every quarter. Members are asked to watch for the code change noted with each quarter assessment invoice and on the Rivers Edge website.

4. Road Repairs – Road work was completed along the scuppers allowing for drainage off the main road into the planter beds to solve the water accumulation creating ice build-up in the winter months. The road is scheduled for seal coating in September, 2018.

New Business:

1. Main Gate Repairs – Gate repairs are an on-going expense and process each year.
2. Website – Members are encouraged to register on the Rivers Edge website at [www.riversedgecda.org](http://www.riversedgecda.org) to obtain community news information.
3. Development – John presented information to the members about the city developing the Old Mill site, Centennial Trail and construction of multi-family units on the land northeast of the development.

Board Elections:

Kevin Westfall's Board position term expired and he is on the ballot for re-election for another two (2) year term. ASI did not receive any additional Board candidate applications. Nominations were asked to be made from the floor. With no nominations made, Ken Stauffer made a motion to have Kevin Westfall be a continued member of the Board. Sara Torres seconded the motion. All were in favor. Motion passed.

Owner Discussion/Open Forum:

- Owners would like contact information of their neighbors for emergency purposes;
- Discussion was presented to insert a keypad at the man gate entrance;
- Mill River POA assessment fees paid by the Rivers Edge Association need adjustment;
- Snow removal was very effective this season.

With no further business to discuss, the meeting adjourned at 6:20 p.m.

*Meeting Minutes respectfully submitted by ASI*