



Rivers Edge Property Owner's Association Minutes of the 2019 Annual Member Meeting

The 2019 Rivers Edge Property Owner's Association Annual Meeting was held at 5:30 pm on Wednesday, August 7, 2019 at the Coeur d'Alene Public Library, Community Room 702 E. Front Street in Coeur d'Alene, ID.

Present at the meeting was Board Member: Mark Dillon

Also present was Association Management: Laura W. White with ASI.

Mark Dillon called the meeting to order at 5:31 p.m. Mark welcomed all the Homeowners and introduced the Board and the HOA Management. A 60% quorum was established with the attendance of 9 member lots present in person and 8 member lots represented by proxy.

Ken Stauffer made a motion to accept the 2018 Annual Meeting Minutes as written. Kara Lewis seconded the motion. The motion was approved by all present. Motion passed. A copy of the 2018 Annual Meeting Minutes were included in the Annual Meeting Packet mailing.

Laura W. White presented the Board approved 2019 year to date June financial reports:

As of June 30, 2019 on an accrual basis, the Balance Sheet shows the Operating Account balance was \$27,067.25. The balance of the Reserve Account was \$104,755.98. The total assets, liabilities and equities total \$129,970.90. The Income and Expense Statement show total income at \$41,298.43 and total expenses at \$38,927.79 with a net ordinary income of \$2,370.64. A member requested that the end of year financials be posted on the Rivers Edge website.

Common Area Report:

1. Docks – It was reported that the docks are in good shape. Maintenance items: tightening bolts, evaluation of rings, nailing down boat trim; installing double or single barrels for flotation continue to be effective in preserving the docks. The big question is what products to use to keep them floating: foam is expensive and breaks down. One winter the docks were removed but did not seem effective in preservation; also docks were removed early in the season and returned late in the season. Ken Stauffer, Stephen Prince and Craig Livingston volunteered to help Mark check on docks for evaluation.
2. Landscape – The areas for challenge are fungus on the turf, dead trees, nutrients needed in the soil and repairs on an aging irrigation system. Overall, the landscape maintenance is very good. All backflow testing for each home was completed by the Association. If any owner paid for a backflow test at their home, they need to submit a receipt for reimbursement.
3. Main Gate Code Changes – The main gate guest code is changed every quarter. Owners are encouraged to only give out the guest code to vendors and visitors.

Board Elections:

There are two (2) Board positions up for election. The vacated position for a two-year term and a newly elected position for a three-year term. Mark Dillon has one more year to serve to complete his three-year term. Stephen Prince is a Board candidate listed on the ballot. Nominations were taken from the floor. Ken Stauffer volunteered to be a write-in candidate for the Board. There were no additional nominations. Gary Daigh made a motion to accept the two (2) Board candidates listed on the ballot as Board members. Kara Lewis seconded the motion. All were in favor. Motion passed.

Owner Discussion/Open Forum:

- Owners with dogs need to be reminded to pick up their pet's waste;
- Parking on the city streets blocking emergency access at the main gate entrance is a problem;
- Seal coating of the private road in 2017 was substandard work. The work will need to be completed in 2020;
- Recommended change to the CC&R's prohibiting fireworks from being discharged from the private docks due to fire hazard;
- Question on who the owner of the landscape on the northside of the gate; and
- Members need to be informed about the development of the Centennial Trail as it will impact the community;

With no further business to discuss, a motion was made by Cindy Livingston to adjourn; seconded by Ken Stauffer. All were in favor. Motion passed.

Meeting Minutes respectfully submitted by ASI

Meeting of the Board of Directors August 7, 2019

The Board of Directors met to elect the officers of the Board for this next year and decide staggered terms.

The following slate of officers was elected:

Mark Dillon – President

Ken Stauffer (2 year term) – Treasurer

Stephen R. Prince (3 year term) – Secretary

The next scheduled Board Meeting will be the end of September, 2019.

The meeting of the Board of Directors adjourned at 6:40pm