



## Rivers Edge Property Owner's Association Minutes of the 2020 Annual Member Meeting

The 2020 Rivers Edge Property Owner's Association Annual Meeting was held at 5:30 pm on Wednesday, August 19, 2020 at the Mill River Property Owners Private Park – next to Johnson Park – at 4350 Shoreview Lane, Coeur d'Alene, ID.

Present at the meeting was Board Members: Mark Dillon, President; Stephen Prince, Secretary and Ken Stauffer, Treasurer.

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 the Board introduced themselves. A 60% quorum was established with the attendance of 10 member lots present in person and 8 member lots represented by proxy.

Stephen Prince made a motion to accept the 2019 Annual Meeting Minutes as written. Ken Stauffer seconded the motion. The motion was approved by all present. Motion passed. A copy of the 2019 Annual Meeting Minutes were included in the Annual Meeting Packet mailing and at the meeting.

Ken Stauffer presented the Board approved 2020 year to date June financial reports:

As of June 30, 2020 on an accrual basis, the Balance Sheet shows the Operating Account balance was \$39,993.60. The balance of the Reserve Account was \$121,305.68. The total assets, liabilities and equities total \$154,343.88. The Income and Expense Statement show total income at \$38,641.59 and total expenses at \$30,013.46 with a net ordinary income of \$8,486.54.

### Common Area Report:

1. Docks – It is evaluated that the docks have at least a 5 year life span before replacement would be considered. Maintenance items: installing blue colored barrels continue to be effective in keeping the docks floating. Scotts barrels were found to be more expensive. A laborer has been hired at \$45/hour to help install the barrels as replacement is needed. The Board will continue to oversee this project each year.
2. Landscape – Removal of fungus on the turf is still a major project. The trees along the wall on Shoreview will be addressed in the fall. One tree is dead and many of the others are stressed. An owner mentioned there are many spiders along the walls. The Board will investigate this matter.
3. Main Gate Code Changes – The main gate guest code will be changed to #-9-1-5-3 on September 15, 2020. Owners will be reminded of this change.
4. Snow Removal – The Board asked the members if they wanted snow accumulation at 1" or 3" before removal. The members agreed they wanted to follow the procedure from last year which was accumulation at 3" before removal. If issues arise, changes can be made.

### New Business:

1. CC&R Amendment – Dock Enforcement Procedures - There have been a few projects for dock canopies and walls installation. The current CC&R's do not speak to these types of projects. The Board plans to take steps to bring a consistency on all docks without obstruction of views. They will communicate information to the members as received. Currently, a 2/3 owner approval is needed to change the CC&R's. Areas owners are interested in changing are to allow for dock steps, paddle board holders and boxes on the docks.

#### Board Elections:

There is one (1) Board position up for election. Mark Dillon is on the ballot for re-election for another three-year term. Ken Stauffer has one more year to serve and Stephen Prince has two more years to serve. Nominations were taken from the floor. There were no volunteers or nominations. Cindy Livingston made a motion to accept Mark Dillon on the ballot as the elected Board member. Ken Stauffer seconded the motion. All were in favor. Motion passed.

#### Owner Discussion/Open Forum:

- Changed process for canvas covers/canopies was discussed:
  - Owners should present a very detailed request to install boat lift covers/canopies communicating style, size, structure and color;
  - Suggestion: Adjoining neighbors “review check” an application prior to the owner submitting it for Board approval;
  - Main item of concern is to implement height restrictions to avoid riverside views from being obscured;
  - Covers need to restrict sunlight from the top and sides;
  - Encourage other cover/canopies options that do not restrict river views rather than only canvas covers.
- Lack of dog waste clean-up by owners and urine damaging turf continues to be an issue:
  - Install dog waste bag stations;
  - Create a policy for pet DNA testing to hold owners accountable.
- Installation of a keypad at the man gate is encouraged;
- City of Coeur d’Alene Planning Commission Agenda proposal:
  - 28 homes to be built along the river;
  - Bike trail to connect from outside main entrance gate to Atlas Park;
  - 4 sections of apartment buildings built along Seltice side;
  - Storage units to be built.

Announcement: The private road will be seal coated on Wednesday, August 26 and Thursday, August 27, 2020. Notices will be emailed and posted on the owner doors/garage doors.

With no further business to discuss, a motion was made to adjourn the meeting at 6:17pm and seconded. All were in favor. Motion passed.

*Meeting Minutes respectfully submitted by ASI*

### **Meeting of the Board of Directors August 19, 2020**

**The Board of Directors met to elect the officers of the Board for this next year.**

**The following slate of officers was elected:**

**Mark Dillon – President**

**Ken Stauffer– Treasurer**

**Stephen R. Prince– Secretary**

**The meeting of the Board of Directors adjourned at 6:25pm**