



CDA Place Main

Minutes

April 21, 2011

Location: Best Western - Coeur d'Alene Inn
506 W. Appleway Avenue
Coeur d'Alene, ID 83815

In Attendance: Kevin Schneidmiller, Board
Gil Pierce and Katherine Funk (taking Minutes) Rockwood Property
Management,
8 homeowners

Meeting called to order: 7:30

Monte McCully Trails Coordinator City of CDA: There have been some questions about the Frisbee golf in Blue Grass Park. It is a nine hole course and is rearranged periodically. We have had a couple calls about concerns of people being hit by Frisbees or close calls. Homeowner states he has seen people using the Frisbee golf and never seen any one hit. Are there quite a few people using it? Yes, it gets quite a bit of use. We have seen an increase in use since opening the 18 hole course. We have gone by the park several times and it seems to be used more than anything else. Encourage if talking to neighbors to have them talk to Monte. Board shares that they would like to see the course stay. Monte's contact info is on the cdaplacehoa.com welcome page or can call the City of Coeur d'Alene.

Budget review:

- Income:
 - Income will increase from 2010 to 2011 as homes are sold.
 - Dues from apartments come from Rockwood Lodge which pays dues based on the number of doors.
 - We expect t some delinquencies based on past experience and estimate that to be \$7,964.
 - Builders dues start once a home is built until it is sold.
 - \$8,000 in late fees & interest is based on historical data. We collected \$16,126 on late fees & interest in 2010.
 - Fines income comes from violations of the CC&R's. If someone does get fined and has an outstanding balance then we can lien their property. Comment: This seems extremely low. That is due to two things. Some people do what they say they will do. We prefer to work with people

rather than see fines. If we do send out a fine and place a lien on a house we may not see income until house is sold. Gil sent out \$2000 in fines today. The management contract specifies once a month inspections but Gil gets out there every two weeks if needed. Question: What if they are renters? If they are renters the letters go to both the owner and the physical address. There are two letters before fines. Question: What is the policy on fences the backyard across the street is a mess. We have been working with that particular person and he has to move his retaining wall and install a fence. Question: What about ally homes? If it is not viewable from the street then it is okay. Can be seen from the ally? Yes

- Initiation fees are from new homes and go to capital budget so we moved this line item from the yearly budget to capital maintenance (playground, monuments....).

- Landscaping expenses:

- Snow Removal: This pays for snow removal from trails in the common areas & alleys. Comment: the people that did it this year did a great job. They where there often. The contract calls for snow to be removed based on a certain amount (2"-4").
- Mowing: came in under budget 2010. The increase in cost is partly due to the addition of new common area. The association may maintain new common area before the homes are sold so there is some lag between expenses paid and income received from dues.
- Turf spray is for weed control
- Master tree: This is for the care of trees in the common area. The sycamores have had a disease so we have been treating them. This particular disease is environmentally related. Question: Do you let others know about the need to treat? Yes and we no longer plant them from a development point of view. Question: What happens when a tree is run over? We file a notice with the police dept and bill the individual with insurance or, if needed, use our insurance to replace the tree. Comment: There is a tree at Lori and Ven Dome that has a pot over it. Street trees are the homeowner's responsibility. We will talk to the homeowner. A lot of people do not know that the trees are theirs.
- Flowers: around monuments and common areas
- Sprinkler: the cost is up because we will have new common area.
- Irrigation Maintenance: We had some extraordinary events last year so the cost is less this year.
- Planter beds: They are separate from flowers because the flower are for monuments and this is for the beds at the round a bouts.
- Question: What can be done about the basket ball hoops? They are killing the grass because the hoops are there and the street, Versailles, looks terrible. Versailles has a bad name. We hire people to do our yard. The kids are playing in the street and they don't get out of the way. It is a touchy subject. Kids are out side playing and playing with neighbors. They could play in yards or driveways. If the hoop is broken down we tell them to move it. We can have them moved onto the planter strips so they are not taking up parking in the streets. Also, we can address the issue

from the CC&R's once it gets into public streets it is a city issue (give name and number after meeting so we can research and contact you).

- Other Expenses:
 - Community events: This is the Annual Picnic
 - Board and annual meeting
 - Accounting: this is for tax return
 - Legal: is very minimal
 - Code enforcement: for additional code enforcement above contracted inspections
 - Insurance: liability insurance
 - Bank: banking fees
 - Electricity/gas: timers, entry monuments, call KEC 765-1200 for street lights that are out.
 - Water: This is for watering common areas. Comment: there is a problem with watering during the day so that we cannot use the trails. We do our best to water at night. We try to keep the watering so the kids don't get wet walking to schools. But the system is so big there is not enough water pressure to do all the common areas at night. We are trying to address this issue as we do future areas.
 - Supplies: cost is a \$1.25 for each letter mailed out that includes envelopes, paper, and postage. This is for something's that may come up that we need besides the mailing.
 - Postage: trying to go more too electronic communication to reduce postage. Check the homeowner's association website for info posts. There are some things we have to mail out, but trying to keep this down.
 - Repair. For repairs of the dogi pots, entry monuments, corner monuments and so forth. We are getting the stones cleaned and resealed. Also covers vandalism / playground equipment. If we do major work on the monuments the cost may come out of capital budget
 - Fence: Will discuss this later in the meeting
 - Special: last year we spent \$5,700 (went through and had a landscape architect go through the association. He told us exactly how many square feet there are in the common area, and where everything is located, timers, sprinkler heads etc. Now we can add to this information as we add new common area. Land development has to do this as they build so we know where everything is. Grass can grow over sprinkler boxes and they can be difficult to find. It also lets us know make and model before we go out to do repairs
 - Web fee is for www.cdaplacehoa.com
 - Property tax. Common area tracts can run \$10 or \$20. Much less that what would cost for private citizen.
 - Income tax: pay for interest we earn on CD's
- Any budget questions: Greenstone believes very strongly that the community be financially healthy. We want to have the money in reserves for park repairs, monuments, ect.

2011 maintenance

- Fencing: We have a contractor lined up so when the weather gets nice they can get started. We will be working on the fencing on Dalton and the welded iron fence by the high school. In total we will be spending \$10,000 on fence maintenance. We will also be doing some posts and some sections of fence on an individual basis. In two years the fence maintenance should be caught up.
- Monuments: We will be acid washing and sealing the monuments. Once we get everything done we will put the maintenance on a schedule.
- Playground. We will put more sand or pea gravel in some areas depending on what is there. Homeowner Comment: The park looked good last year. Huge improvement over previous years.
- Call Rockwood Property Management and leave message: the message goes straight to Gil's email. He will try to respond same day or next day.

2011 project update: developed a couple new areas

- The Grove will be single family detached homes, cottage style) next to the townhomes and will be maintenance free.
- Parc Rose is the new gated community similar to Park Side. It will also be fully maintained mostly rancher style homes. It will be an empty nester community, but will not be 55 and over. It will be around 100 homes.
- Greenstone is starting to move into the treed area by the soccer field. They will only clear what is needed for the streets. 16th addition is about 65% built out. The earliest will probably be spring 2012. We cleared out some saplings to help mature trees and open the area up to help with problem of the kids being in there.
- What about off Atlas between La Rochelle and Hanley. It is zoned for commercial usage, fast food, gas, and etcetera. Also, allows for higher density residential. It is possible there will be a fire station. We have a parcel deeded to them for that purpose.
- Ramsey and Hanley across from the high school is zoned for commercial. It has not been landscaped yet because it needs a water source to irrigate with. We tried to put some trees in ahead of actual construction and now have a lot of trees to replace. We will look at it and see what we can do to clean the lot up but commercial sites are last to be developed.
- Why are no houses being sold on Marceille? It is just simply a demand situation. Marceille is set up for higher priced homes and that market has dried up. We can go down to a lower price point but we want to protect the price of homes that have been sold there already.

Closed: 8:56