



Main Association

Annual Meeting Minutes

May 10, 2017

Location: Skyway Elementary

6621 N Courcelles Pkwy

Coeur d'Alene, ID 83815

Called to order: 7:30 PM

Present: Kevin Schneidmiller, Board President

Gil Pierce, Rockwood Property Management

Dori Ramsey, Rockwood Property Management

25 Homeowners

Review Budget:

Budget:

2016:324,107.97

Income:

- Projected-\$306,737.28
- Actual-\$324,107.97

Expenses:

- Projected-\$340,118.00
- Actual-\$332,700.03

Net Cash Flow:

- Projected-(\$14,880.72)
- Actual-17,385.68

2017:

Income:

- Projected-\$383,935.68

Expenses:

- Projected-\$399,742.00
- Projected Cash Flow-\$3,643.68

Other:

- Swale maintenance includes clean out, the city is ultimately responsibility for maintaining the swales. There is an issue with drainage
- The fencing on Calispel that is adjacent to the field will be changed to almond vinyl, the developer will be splitting the cost of the back fence.
- Budget is based off of 1383 homes
- Entry monument needs to be redone, some of the corner monuments will also need to be redone and the brick from the special streetlights will be changed.
- Smiling Sun park on Calispel to be refurbished, when the field is developed the park will extend out.
- Fencing, if a HO with common area fencing wants to replace the fencing the HOA will split the cost of the fencing for vinyl, they will no longer help repair any cedar fencing. The long stretch of fencing on Dalton will be replaced with almond vinyl by the HOA

Project updates:

- New gated community off of LaRochelle and Atlas
- New development on Atlas and Sorbonne to be developed
- Small commercial development on the Southside of the Fire dept., if no commercial interest then it will be SFH
- The north east edition waiting for City approval, should be breaking spring 2018
- Area to the north of Hanley near the Rockwood Lodge to be developed possibly small retail.
- Within 10 years CDA place will be fully built out
- CDA place to be turned over to the membership by 2021, will be appointing board members by the annual meeting in 2018 to start the transition.

Questions:

- How many board members will there be when the community is turned over? 15 total with Greenstone still having the majority control.
- Will the fire dept. be doing any landscaping? They will be putting up a vinyl fence and adding landscaping

Adjourned at 8: 18PM