

Board of Directors Meeting Minutes

1:00 pm March 4, 2026 via Zoom



The meeting was called to order at 1:05pm with the following Directors present:
Ryan Carrie, Ryan Crosby, Tony Delio, Mary Hammerly
Roger Mangum was not present.

Also present:

Gil Pierce of Rockwood PM

Ratification of Board Decisions

None.

Meeting Minutes

02/04/26 BoD meeting minutes were unanimously approved.

Financial Reports

Reports through January of 2026 have been reviewed by the Board.

Old Business

ARC Regulations: Discussion is being tabled again until April.

New Business

Late Fee / Fine Waiver approved;

- I. VIL030333: *A motion to approve waiving \$81.69 in late fees and interest was made, seconded, and passed.*
- II. CDA020704: *A motion to approve waiving the \$250 violation fine was made, seconded, and passed.*

Late Fee / Fine Waiver denied;

- I. CDA130204 / Late Fees & Fine Request: *By consensus, the Board agreed to table the discussion until the April meeting pending removal of the boat.*

7417 N Roche Dr / Broken Fence Post: The Board discussed a fence post potentially damaged by landscapers several years ago, recently reported by the homeowner. A motion to deny the request for HOA-funded repair was made, seconded, and passed. The Board cited the elapsed time and that fence repairs are the homeowner's responsibility.

Violation Fines

Board was provided with a list of violations that are at the status of fine and need approval before moving forward. Board reviewed all the properties listed below for violations. Properties were also given the required 30-day notice to request a hearing. No hearings were requested.

Motion was made, seconded and unanimously approved to move forward with fine process for all properties listed below;

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CDA020711: CCR472924
CDA060222: CCR538516
CDA040301: CCR554363
CDA300104: CCR538406
CDA220211: CCR538402
CDA080112: CCR472922
CDA020801: CCR535086
CDA090204: CCR578371
CDA090204: CCR571929
CDA100118: CCR554415
CDA040202: CCR578293
CDA120605: CCR550244
CDA060401: CCR550234

Annual Meeting scheduled for May 6, 2026, contingent upon the availability of Skyway Elementary.

Open Forum

The Board discussed tree damage following the recent windstorm. All fallen trees observed have been removed; however, several large stumps with jagged roots remain. Yochum Landscaping and Jacobson Tree Service have been coordinating removal. The plan is for Yochum to remove designated trees and for Jacobson to grind the remaining stumps. The Board noted safety concerns regarding stumps as potential hazards for children. Sidewalk repair may be required on St. Michelle where a tree fell.

A specific irrigation issue on St. Michelle was discussed. One tree may need full removal due to proximity to irrigation and asphalt. Discussion included potential future repairs to sidewalks and paths impacted by tree roots in multiple areas, including Harcourt to Dalton.

The Board reviewed tree replacement and landscaping in Dino Park. Some trees may be replaced or grass installed as part of ongoing capital improvement projects. The water feature at the park will be removed, but other park structures will remain.

Next Board meeting is scheduled for April 1, 2026 and will be in person at the Greenstone Model Home located at 2491 W Bastien Loop, Coeur d'Alene.

With no other business being properly brought before the Board, the meeting was adjourned at 2:06pm.

Respectfully submitted,
CDA Place HOA Board
Rockwood Property Management