

Board of Directors Meeting Minutes

1:00 pm September 3, 2025 via Zoom



The meeting was called to order at 1:07pm with the following Directors present:
Ryan Carrie, Tony Delio, Roger Mangum & Mary Hammerly
Ryan Crosby showed up a few minutes late and joined meeting already in progress.

Also present:
Gil Pierce of Rockwood PM.

Ratification of Board Decisions

Late Fee Reversal approved; *None*
Late Fee Reversal denied; *None*

Meeting Minutes

08/06/25 BoD meeting minutes were approved by majority.

Financial Reports

Reports through July of 2025 have been reviewed by the Board with no questions.

ICCU CD: Ryan Carrie to set up an ICCU account (must go in person) with Jennifer Frank Shapiro as an authorized agent and signer.

Old Business

Update on 7138 N Baudelaire Dr: Gil to draft email for Board approval to send to owner stating that per the findings of our attorney we are within compliance of Idaho law to move forward with our normal fine process and that we were also advised that the HOA is not responsible and will not be refunding your attorney fees.

CC&Rs Update: Our attorney found Idaho case law that supports the HOA's ability to impose fines, even if the authority is not set forth "in" the Declaration. If the CC&Rs incorporate the Bylaws, Articles of Incorporation, and the Rules & Regulations into the CC&Rs, then the provisions of those documents are considered to be part of the CC&Rs. So, as long as one or more of those documents contains the authority for the Board to impose fines, which the Rules for Coeur d'Alene Place explicitly do, then the Association can impose them. Gil suggested consolidating the Bylaws into one place for clarity.

New Business

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 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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6471 N Cornwall St: CCR532606
2734 W Versailles Dr: CCR506795
1737 W Tullis Dr: CCR535021
5993 N Courcelles Pkwy: CCR495824
6058 N Madellaine Dr: CCR526315
6280 N Cezanne Dr: CCR495747 Trash Cans

Collection Referral Authorizations: The Board discussed the following outstanding accounts;
CDA120114 – Motion was made, seconded and unanimously approved to move forward with sending account to CFS for collection.
CDA120604 – On Hold. Gil to reach out to probate attorney.
CDA020409 – Motion was made, seconded and unanimously approved to move forward with sending account to CFS for collection.
CDA060108 – Motion was made, seconded and unanimously approved to move forward with sending account to CFS for collection.
CDAB20108 – Motion was made, seconded and unanimously approved to move forward with sending account to CFS for collection.
CDA080109 – Motion was made, seconded and unanimously approved to move forward with sending account to CFS for collection.

CDA060210: Mary summarized the email from Brittaney Bones at VF Law regarding this account. Motion was made, seconded and unanimously approved to move forward with attempting to garnish wages on wife and co-owner of the property.

Open Forum

None.

Next Board meeting October 1, 2025.

With no other business being properly brought before the Board, the meeting was adjourned at 1:37pm.

Respectfully submitted,
CDA Place HOA Board
Rockwood Property Management