

Coeur d'Alene Place Master Association
2022 Annual Membership Meeting
May 11, 2022 at 7pm via Hybrid (In-person & Zoom)



In attendance: Gil Pierce, Community Manager, Rockwood Property Management
Dori Ramsey, Field Inspection Specialist, Rockwood Property Management
Melissa Owens, Association Admin, Rockwood Property Management
Board of Directors: Mary Ross, Mary Hammerly, Tony Delio, Chris Horgan & Josh Moore
467 lots were represented by Ballot

The meeting was called to order at 7pm with 5 attendees via Zoom and 49 people present in person.

INTRODUCTION & MEETING FORMAT Gil introduced himself and the Rockwood Property Management team and explained the hybrid meeting format: members present in person may participate but those attending via Zoom are streaming only. The current Board of Directors introduced themselves and Gil expressed his appreciation for outgoing Director Josh Moore for his service over this last year.

BOARD OF DIRECTORS ELECTION Nominations were called from the floor. No additional candidates were submitted and so the polls were closed at 7:30pm. Ballots were tallied to render the following results:

Dana Rawlings – 74	Randall Kudetz – 1
Karen Currie – 76	Michael Phillips – 1
Mary Hammerly (incumbent) – 192	Kevin Bitnoff – 1
Ryan Crosby – 187	Josh Mason – 1
George Conway – 1	Jason Kline – 1
Stacey Jones – 1	Kyle Havercroft – 1
Amanda Ward – 1	Eric Carpenter – 1

Ryan Crosby and Mary Hammerly were each elected to serve 2 year terms. Thank you to all the candidates for their willingness to serve.

2022 COMMUNITY & DEVELOPMENT UPDATE

- Despite staffing challenges, all landscape services have been contracted for 2022 by several different vendors. Please report issues and have patience as our new contractors get acquainted.
- The HOA switched banks to AAB (Alliance Associations Bank) to lend efficiency and reduce banking fees. The new payment remittance address is a lockbox owned and operated by AAB.
- Fence painting is expected in the Main Assoc. and private street asphalt maintenance is expected in Parkside.
- The Hanley Flats condominium project is a total of 36 units located in 3 buildings. The units in the first building will be for sale in the next few weeks, building two will be completed late fall. Building three construction will not start until early fall with completion summer of 2023.
- Two new subdivision phases will be constructed in 2022. CDA Place 36th Addition located north on Mosselle Dr. and east of Mosselle, directly north of Domain Dr. and the recently completed CDA Place 34th Addition. CDA Place 37th Addition will also be constructed summer of 2022 and is located in Vigne Blanche, the gate community off Wilbur Street.
- After 2022 construction is completed there are 37 acres left in CDA Place. It is anticipated CDA Place will be complete in 3 years.
- There is one park left to be completed located at the northwest corner of the intersection of Mosselle and Wilbur.
- Concerns regarding the preliminary plats and forthcoming development should be submitted to the City via their process.



FINANCIAL REVIEW The 2021 actual income and expenses are compiled for review in the 2022 Budget that's posted online. Last year the HOA was over budget \$48k due to an elongated landscape season and unforeseen circumstances.

NEW BUSINESS

- IRS Revenue Ruling 70-604 was unanimously adopted by the members present. Any excess income at 2022 yearend will offset future expenses. The HOA's CPA is authorized to select whichever tax form is most advantageous for the annual filing. A copy of the resolution is attached hereto.
- The 2021 Annual Meeting Minutes were unanimously adopted by the members present.

MEMBER QUESTIONS / FORUM

Is there a Board phone list? Members are best served by contacting RPM and matters that require Board response are forwarded to the Board by RPM.

Is there a direct email to the Board of Directors? The fastest and most effective method for contacting the Board is via RPM (or the website www.cdaplacehoa.com)

How do we report compliance issues such as abandoned cars? The best method for reporting is via the website Contact Us tab.

When will the gazebo be installed in Soleil? Gazebo has finally been received from the manufacture and is expected to be installed within the next month.

Can the HOA help make the post office deliver mail to the new gated community, Vigne Blanche?

Unfortunately, no. The HOA doesn't have any power to negotiate with the post office. The best method is for owners to approach the post office regularly until a resolution is reached.

Political flags displayed on some homes are very offensive. Can the HOA enforce the regulations? Yes, the HOA is actively enforcing the newly adopted Political Sign and Flag Policy per the Governing Documents and Idaho Law but the process does take time. Feel free to report any concerns via the website.

Does the HOA do any community events? Yes! The HOA hosts two events each summer, both are detailed on the website.

Who maintains the sidewalks? The adjacent property owner is required to maintain the sidewalk, which means individual owners are responsible for sidewalks next to their lot and the HOA is liable for those adjacent to common areas.

With no other business rightfully brought before the members, the meeting was adjourned at 8:00pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood PM