



In attendance: Gil Pierce, Community Manager, Rockwood Property Management
 Dori Ramsey, Field Inspection Specialist, Rockwood Property Management
 Tisha Goodman, General Manager, Rockwood Property Management
 Board of Directors: Ryan Carrie, Mary Hammerly, Tony Delio, Ryan Crosby, Sally Gidlund
 467 lots were represented by Ballot

The meeting was called to order at 7 pm with approximately 45 people present in person. A quorum was met so the meeting proceeded.

INTRODUCTION & MEETING FORMAT Gil introduced himself and the Rockwood Property Management team. The current Board of Directors introduced themselves.

BOARD OF DIRECTORS ELECTION Nominations were called from the floor. No additional candidates were submitted. Candidates who were in attendance were provided with an opportunity to introduce themselves. The polls were closed at 7:30 pm. Ballots were tallied to render the following results:

# VOTES	CANDIDATE NAME	# VOTES	WRITE IN CANDIDATES
73	Geoffrey Pfeiffer	1	Lance Erwin
102	James Langdon	1	Michael Schwagler
233	Mary Hammerly	1	Mike Zimmerman
250	Ryan Crosby	1	Michael Messier
21	Valentine Krzyzaniak	1	Kimberly Schweitzer

Write in candidates who all received one vote: Lance Erwin, Michael Schwagler, Mike Zimmerman, Michael Messier, and Kimberly Schweitzer.

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

2024 COMMUNITY & DEVELOPMENT UPDATE

- The plan for this year, as the community continues to develop in the northeast section of CDA Place, is that Wilbur will be finished and tie in at the west. Moselle will go all the way north and tie into the existing community. As those street are finished adjacent lots will be developed.
- There might be another small phase added in along Victor loop.
- The plan is to finish up the last phase in Vigne Blanche in 2024
- If the market continues the way it is, the developer estimates that the community will be built out within 3 years. This year, plus two more.
- A member asked if there was more rental MF planned on vacant land and Gil indicated he didn't know of any rental MF, however, it's market driven and things can change.
- A member asked if any additional parks were being added in future phases. Gil indicated that he believed a pocket park would be added as they finish up development on the north side of the community.
- A member asked if the parks in CDA HOA were maintained by the association or the city. Gil explained that the association manages all the parks except Blue Grass Park.
- A member asked who was responsible for maintaining the sidewalks. Gil explained that homeowners are responsible for the sidewalks adjacent to their homes and the association is responsible for the sidewalks



adjacent to the common areas. Gil indicated that he recommends reaching out to the city whenever a homeowner is doing work on a right of way as the city might have grant money to assist in cost sharing.

- There were a few questions about common area tree replacements and Gil indicated that the association budgets to replace 5 to 10 tree replacements per year.
- A member asked about the timing of the install for the controlled intersection planned for Wilbur and Ramsey. Gil explained that he didn't have an update on that light and reiterated that members are welcome to email him development questions and he would be able to get answers to those specific questions.

FINANCIAL REVIEW

Gil explained that the financials are posted to the website monthly and available for members to review and contact him or a Board member with questions. Board Directors get a financial packet monthly that provides them with variance explanations.

The 2023 financials were all pretty straight forward and looked good except Sorbonne Townhomes which ended with a negative cash flow mainly due to the fact that in 2022 some of the landscaping services didn't get completed until 2023 so those expenses hit the 2023 budget. CDA Place is such a large community that it doesn't take much of an environmental swing, such as a big snow event or a couple of extra mows, to throw your budget off. We mailed the 2024 coupon books out a little early this year so members started to make 2024 payments at the end of 2023 which impacted income for 2023 and also 2024.

- A member asked about the management fee increase. Gil explained that the management fee increased twenty five cents per door, which equates to a 4.5% increase. Over the past few years RPM's expenses have increased with the largest increase being related to salaries due to inflation. If we want to retain skilled staff we have to maintain competitive salaries and benefits.

NEW BUSINESS

- IRS Revenue Ruling 70-604 was unanimously adopted by the members present. Any excess income at 2024 year-end 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 2023 Annual Meeting Minutes were unanimously adopted by the members present.

MEMBER QUESTIONS / FORUM

Member Question: *What oversight is there for the gate at Vigne Blanc? It hasn't worked for a while.*

Gil's response: When a homeowner contacts RPM regarding an issue with the gate, we have someone come out to look at it. The most recent call received was remedied by providing the member with their gate code. They confirmed it worked.

Member Question: *I have a question about the sprinkler systems coming on at Hanley and Atlas along the walking paths at like two in the afternoon.*

Gil's response: The irrigation system is a master system, so there's water that's tied to about eight water meters. We don't have enough water to water from 10 PM at night till six in the morning and water all of Coeur d'Alene Place. In the dead of summer we are watering 24 hours a day, seven days a week in order to get enough water in each zone. That being said, if you email Gil with specific areas of concern, we can have the irrigation contractor look into possible solutions.



Member Question: *Can you provide an update on the repairs to the pickleball court?*

Gil's response: The developer will be redoing that entire areas drainage, replanting trees and repair the pickle ball court with the last of the community which will be starting within a month or two.

Member Question: *A comment was made about a system installed in their home by Homescapes. They indicated they were having issues with the system and indicated it's no longer being supported by the manufacturer.*

Gil's response: That is something you would have to reach out to the homebuilder about. The property management company wouldn't have any information on systems installed in your home.

Member Question: *What are the rules and regulations related to Christmas lights?*

Gil's response: I don't know CDA Place's rules related to holiday lights off the top of my head, but if you believe someone is in violation of the rules and regulations, please submit that to us in writing and our field inspector will investigate your concern. When a member submits a concern it is kept confidential.

Member Question: I've contacted the office and left messages for specific RPM employees and either don't hear back or it takes a while to get a response.

Gil's response: Several of our employees spend a large portion of their work day in the field and the response time from those employees can vary depending on their schedules. If you are ever in need of a quick response, you can always ask for me or Tisha Goodman. We are in the office more often than our other team members and can assist.

With no other business rightfully brought before the members, the meeting was adjourned at 8:42pm.

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