



April 17, 2024

RE: 2024 Annual Membership Meeting
Voting Materials – Election of Directors

Dear Homeowner(s),

Enclosed please find a Ballot for your review and completion in preparation for the upcoming Annual Membership Meeting. All Members are invited and encouraged to attend the Annual Meeting to receive information about the Association and to vote on matters subject to member approval. Please refer to the enclosed Agenda for a schedule of business to be addressed at the meeting, details of which are listed below:

TIME & DATE: 7:00 pm on Wednesday, May 8, 2024

LOCATION: Cafeteria @ Skyway Elementary School
6621 N Courcelles Pkwy, Coeur d'Alene, ID 83815

The Association must achieve a quorum of 20% for the vote to move forward. Quorum is determined by Ballot return. Without a quorum, the meeting will proceed as scheduled but the voting deadline will be extended until quorum is achieved. Ballots may be submitted by any means set forth in the enclosed Voting Instructions.

Please reach out to Rockwood Property Management by any means listed below with questions or concerns. Thank you for your continued support of Coeur d'Alene Place.

In partnership,
Rockwood Property Management
For Cd'A Place Master Association

Phone: (509) 321-5921

Email: cdaplacehoa@rockwoodpm.com

Enclosures: Agenda
Voting Instructions
Candidate Statements
Ballot & Return Envelope (postage paid)



2024 Annual Membership Meeting

7pm on May 8, 2024

In-person at Skyway Elementary School

AGENDA

1. Call to Order
2. Introductions & Meeting Format
3. Board of Directors Election
 - a. Call for Nominations from the Floor
 - b. Candidate Introductions
 - c. Online Ballot Poll Closes at 7:30pm
4. 2024 Community & Development Update
5. Financial Review
 - a. 2023 Yearend
 - b. 2024 Year to Date
6. New Business
 - a. IRS Revenue Ruling 70-604
 - b. Adopt 2023 Annual Meeting Minutes
7. Homeowner Forum – Questions
8. Adjourn

Voting Instructions

2024 Annual Membership Meeting



Members may submit their vote online or via the enclosed Ballot. Each option requires that you take specific action by the posted deadline to ensure your vote is counted. Please select from ONE of the following voting options. Each lot may vote only once; multiple owners of a single lot should discuss their voting preferences prior to submission then cast their vote collectively. The description of each action subject to member vote is included in the enclosed Ballot and can be accessed via www.cdaplacehoa.com. Ballots received after the deadlines specified below are invalid and will not count towards the voting outcome.

1. DELIVER to ROCKWOOD PROPERTY MANAGEMENT

Ballots delivered to Rockwood Property Management's (RPM) office **must be received by 3pm on 5/8/24**. Please select from the following options for delivering your completed Ballot to RPM.

- a. Personal delivery to RPM at 1421 N Meadowwood Ln Suite 200, Liberty Lake WA. *Office hours are Monday through Friday, 9am – 5pm but Ballots may be deposited into the green HOA payment collection box (located at the northeastern entrance to the building) at any time up until the deadline stated above.*
- b. Courier or first-class US Post. *Please use the enclosed postage-paid return envelope and allow at least 10 days for delivery.*
- c. Email to cdaplacehoa@rockwoodpm.com. *Please complete the enclosed Ballot then scan (or take a picture) and email to the address listed above.*

2. VOTE IN-PERSON at the ANNUAL MEMBERSHIP MEETING

Ballots may be submitted in person at the Annual Membership Meeting until the polls close, which is expected to occur at approximately 7:30pm. A final call for Ballots will be made from the floor of the meeting prior to closing the polls.

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3. VOTE BY PROXY

To vote by proxy, the homeowner must complete the Homeowner Validation section in the enclosed Ballot and write their Proxyholder's name in the space provided. Your proxyholder must be present at the Annual Meeting to submit a Ballot on your behalf.

Candidate Statements

2024 Annual Membership Meeting



The following information was supplied to the HOA through candidate nomination and was transcribed exactly as submitted.

GEOFFREY PFEIFFER 1) Attorney focused on tax planning for businesses and individuals with the largest mutual life insurance co. in U.S.
2) Boys & Girls Clubs of Metropolitan Phoenix for 15 years serving as Branch Board President, raised millions to fund operations.
3) Society of Financial Services Professionals, National Board Member, also President of Chapters in Phoenix, Denver, and Dallas Board.
4) Current Vice President of HOA Board for Rancho Paloma in Cave Creek, AZ, recently re-elected for another 2 year term at 2024 elections. I am comfortable with Members and Management Companies.

My objective is to better represent the interests of Members in smaller communities including Parkside. My extensive financial background and life experiences can bring a unique diversity of viewpoints for representation. My wife and I have six children and six grandchildren, family includes a daughter and son-in-law nearby on Kidd Island Road (and dogs!). I welcome consideration as a representative for the Community.

JAMES LANGDON Retired US Forest Service Engineer. Previously worked for 3 other Federal Agencies and 3 state agencies. BS & MS degrees in civil engineering. Lived in 8 states Diverse experience with management of complex interdisciplinary issues involving natural resources and land management. Property owner or manager in CdA Place for over 11 years. Resident of North Idaho for over 45 years.

MARY HAMMERLY (*incumbent*) I have been on the CDA Place Board for three (3) years. Before retiring I worked for over forty (40) years as an attorney. Although I am not licensed to practice law in Idaho, I have used my legal training and experience in my time on the Board. This has occurred due to my ability to read statutes, review contracts, etc. and apply my skills in handling Board duties. I devote whatever time is needed to review any material presented to the Board and be prepared to comment and make suggestions to the full Board at each of its meetings. I live in Soleil Park and am sensitive to the issues of the gated and other small communities within CDA Place who receive and pay for additional services. I enjoy my volunteer work on the Board and would appreciate your vote to re-elect me to the Board.

RYAN CROSBY (*incumbent*) I have had the honor of serving on the board for 2 years and I would love the opportunity to continue serving. My wife Jaylene Crosby and myself have lived in Coeur d'Alene Place since 2017 and we have three children, (two girls and one boy). We love the beauty of Coeur d'Alene Place, the community, and the bountiful parks and trails it has to offer. Before moving to Coeur d'Alene Place my wife and I lived in the Riverstone condos where I served on the board for four years, two of which I served as president. I enjoy being on our neighborhood community board to help preserve the continuity of our neighborhood that we have all come to love. Thank you for your consideration.

VALENTINE KRZYZANIAK I work from home as a computer applications developer working a lot with accounting software. I am new to the CDA area. I was on the BoD for my condo association between 1998 and 2023 and acted as the Treasurer.



BALLOT

2024 Annual Membership Meeting

Per the Bylaws, a quorum must be present to hold a vote on any matter at an Annual or Special Meeting of the Members. Please help us achieve quorum by returning this Ballot to Rockwood Property Management by the deadline set forth in the Voting Instructions. Please complete only **ONE** of the following options:

OPTION 1: QUORUM ONLY

Please count my lot towards quorum for the 2024 Annual Meeting and any adjournment thereof. *(If you select this option, do not complete Option 2.)*

OPTION 2: VOTE BY BALLOT *To submit your vote using this Ballot, please complete the voting section below.*

➤ ACTION FOR VOTE: BOARD OF DIRECTORS ELECTION

Please select up to two (2) candidates for election to the Board of Directors; mark the box next to your candidate's name(s) to cast your vote. To vote for a candidate not listed below, please write their name(s) in the space(s) provided for write-in candidates.

Geoffrey Pfeiffer

James Langdon

Mary Hammerly *(incumbent)*

Ryan Crosby *(incumbent)*

Valentine Krzyzaniak

Write in Candidate (print name): _____

Write in Candidate (print name): _____

Homeowner Validation; *this Ballot is not valid until the following information is complete:*

Homeowner's Signature

Print Name

Address in Cd'A Place Master Association

Date

(OPTIONAL) PROXYHOLDER AUTHORIZATION To vote by proxy, complete the Homeowner Validation section above **AND** write your Proxyholder's name in the space provided below.
"By my completion of this proxyholder assignment, I, the afore signed homeowner, hereby assign my voting rights and authorize my Proxyholder to vote on my behalf at the 2024 Annual Meeting or any adjournment thereof."

Proxyholder Name: _____

All Ballots are acknowledged and verified by Rockwood Property Management upon receipt.

c/o Rockwood Property Management • 1421 N Meadowwood Ln. Suite 200, Liberty Lake WA 99019