



April 9, 2025

RE: 2025 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 7, 2025

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



2025 Annual Membership Meeting

7pm on May 7, 2025

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. 2025 Community & Development Update
5. Financial Review
 - a. 2024 Yearend
 - b. 2025 Year to Date
6. New Business
 - a. IRS Revenue Ruling 70-604
 - b. Adopt 2024 Annual Meeting Minutes
7. Homeowner Forum – Questions
8. Adjourn

Voting Instructions

2025 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 5/7/25**. 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.

Time/Date: 7:00 pm on Wednesday, May 7, 2025

Location: Cafeteria @ Skyway Elementary School
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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

2025 Annual Membership Meeting



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

RYAN CARRIE (*incumbent*) I have enjoyed serving the CDA Place Community as a board member these past two years. During this term I had the privilege of reviewing strategies to address financial budgets and forecasting to maintain our beautiful neighborhood, among other activities. I ask that you consider me for another term on the board.

This is my fifth year in CDA Place. My wife, Ashley, and I share five kids who attend the schools within the neighborhood. We value keeping a safe, clean environment for all residents.

I work in Cyber security as an Application Security Manager for a top 6 global Tax and Auditing organization. My role requires oversight of budget, compliance, and coordinating efforts across varying functional teams.

These skills help me to bring a balance between maintaining a clean, safe neighborhood and ensuring homeowners rights are considered and protected.

TONY DELIO (*incumbent*) I have been a member of the Board for two terms. First was when the Developer Board selected me. The second, and current, by selection of my fellow homeowners. I ask for your vote for a third term. I have given a great deal of thought to reach this decision to ensure it was not based on ego.

I believe that we have accomplished a great deal during my tenure given the challenges of transitioning from the developer and making decisions affecting the overall quality of CDA Place with over 1700 homes. Our recent decision on the Reserve Fund required a great deal of research given the financial impact. As with all our decisions, be they financial, homeowners' individual issues, etc., we do not initially agree. However, eventually we arrive at a consensus and a decision that we believe is best for the entire community.

Thank you in advance for your support.

VALENTINE (VAL) KRZYZANIAK I have a solid background serving on boards of directors, including several church boards and a 20-year tenure as treasurer for my condominium association before relocating to CDA Place in 2023. My focus is on saving associations money while keeping dues affordable for members.

ROGER MANGUM I have lived in Coeur d Alene place since 2006. Previously I lived in Kellog where I served on the Planning & Zoning Commission for the city. I was elected and served 4 years as Mayor. I have also served in various leadership roles in Rotary both at the Club and District level. I am a retired pharmacist. I would like to continue serving the community in this position.

Candidate Statements

2025 Annual Membership Meeting



GEOFFREY PFEIFFER

- 1.) Employed by New York Life Ins. Co. since 2009
Consultant for Estate Business Tax Planning
 - 2.) Advanced Markets Attorney for five decades for several companies
 - 3.) HOA Parks Committee in Parker, CO – 2 years
HOA Board Director in Cave Creek, AZ – 4 years
 - 4.) President Branch Board Boys & Girls Clubs – Phoenix AZ – 15 years
 - 5.) Society of Financial Service Professionals – 40 years
President of Phoenix AZ Chapter and Denver CO Chapter
FSP National Board Member – 3 years
 - 6.) National Association of Estate Planners and Councils – 14 years
 - 7.) National Association of Insurance & Financial Advisors – for decades
 - 8.) Married to Betty Pfeiffer – together have 6 children 9 grandchildren
 - 9.) Currently Residents of Parkside seeking Director Position
- Thank you for your support.

GEORGE SCHICK I was born in Germany then came to the United States in 1954. I went to Queens College in New York then joined the Air Force for 4 years, after that I joined Trans World Airlines for 29 years then came to Coeur D Alene worked for Panhandle Helicopter fighting fires for 7 years. I had the honor of being on the HOA Board of Park Place for 2 years. Now my wife and I live in Soleil Park.

BRIAN VITELLO 1. Retired Senior Warrant Officer with multiple leadership and management responsibilities. 2. BA Business Administration/Management. 3. Former Board of Directors Member for a 130 unit development. 4. Property Manager for several personal properties. 5. Former Contractor/Home Inspector.
Believe in doing the right thing (morally and ethically) every time, while working together as a team. Want to make a difference!

ALFRED WATERLAND My name is Alfred Waterland, and I'm proud to call Coeur d'Alene and CDA Place home. I'm a U.S. Marine Corps veteran who served as a Combat Engineer in Iraq, and I continue to stay active in the veteran community through the Pappy Boyington Detachment of the Marine Corps League in North Idaho.

After my military service, I built a career in the energy sector and now work as Manager of System Administration, overseeing secure infrastructure and operations across a national organization. I bring strong experience in leadership, policy enforcement, and system accountability, all of which I believe can help strengthen our neighborhood.

Candidate Statements

2025 Annual Membership Meeting



(Alfred Waterland continued) My wife and I chose to raise our family here because we value what North Idaho stands for: strong community, personal responsibility, and a high quality of life. We now have an 11-month-old daughter, and I want to do my part to ensure CDA Place stays safe, welcoming, and well-maintained for all residents.

If elected, I will work to uphold our community standards fairly and consistently, protect homeowners' privacy, and ensure everyone's concerns are heard and respected.

KRISTINE WEATHERLY I have been president of the board for a commercial complex for over 12 years, so I know the drill. CDA Place is a great community and we should work together to make sure it stays safe and secure, aesthetically pleasing, and a place we are proud to call home. As a business owner, I understand how to build and run a business so I have attributes that may be helpful. I am grateful to live in such a nice community. If you choose to add me to your board, I will do my best to help in any capacity needed. Thank you for your consideration.



BALLOT

2025 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 2025 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 three (3) 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.

- | | | |
|---|--|--|
| <input type="checkbox"/> Ryan Carrie (incumbent) | <input type="checkbox"/> Tony Delio (incumbent) | <input type="checkbox"/> Valentine Krzyzaniak |
| <input type="checkbox"/> Roger Mangum | <input type="checkbox"/> Geoffrey Pfeiffer | <input type="checkbox"/> George Schick |
| <input type="checkbox"/> Brian Vitello | <input type="checkbox"/> Alfred Waterland | <input type="checkbox"/> Kristine Weatherly |

- Write in Candidate** (print name): _____
- 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 2025 Annual Meeting or any adjournment thereof."

Proxyholder Name: _____

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