

2022 Annual Membership Meeting



Present: Gil Pierce, Rockwood PM
Melissa Owens, Rockwood PM
Kevin Schneidmiller, Developer
12 people present via Zoom

The meeting was called to order at 6:00pm sharp by Gil Pierce.

Kevin Schneidmiller provided a development update as follows:

- Development started on west of Idaho St, that area is now built out.
- The basketball court has been repaired to slope and drain appropriately moving forward.
- About a year ago we started developing the 1st Addition, which includes about 78 lots. Syringa and Penrose will connect as thoroughfares, one east to west and the other north to south.
- Small commercial space planned at the corner of Syringa and Penrose; examples include ice cream and/or sandwich/coffee shops. The goal is to increase walkability within the neighborhood.
- Townhomes are planned in small pods of 6-8 units to help integrate well within the single family home neighborhood.
- A retirement community is planned in the northwest quadrant, which will likely have an age restriction of 55+. Amenities within the retirement community might include a clubhouse and/or similar facilities. It's possible a clubhouse amenity could be developed outside the age restricted community, which would make it accessible by all members.
- A small City park is planned on the north side as well; Greenstone will donate the land to be developed and park will be owned and maintained by the City of Post Falls.
- Buildout is expected in 12-15 years.

2021-22 Budget Review:

Gil provided a basic overview of the current budget, which changes significantly each year as the community is built out. The HOA experienced a \$9k shortfall last year but rather than increase dues the Developer is projecting to make a contribution of \$18k in 2022. Dues are not expected to stay stagnant forever but for now, the rate will remain at \$180 semi-annually. A copy of the budget is available on the website: www.northplacehoa.com/budgets--financial-reports.

As a matter of good practice, Greenstone is committed to ensuring the Association is planning appropriately for the future and is well funded upon turnover. At the start of development, the bottom line is really tight on the budget but as amenities are built out and homes become occupied the Association's reserve fund will begin to accumulate.

The 2021 Annual Meeting Minutes were adopted by the members present without objection.

Homeowner Forum:

- Speeding was a reported concern and so RPM will distribute an email reminder to the community this week.

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- A member inquired about enforcement policies. A copy of the policy is posted to the website. RPM will continue to follow the enforcement procedures but the process is slow and often takes a great deal of time to gain compliance. We do our best to enforce the governing documents according to state law and the procedures adopted by the Board.
- Can the side yard be used for storage and/or garbage? No, garbage and storage must be shielded from public view.
- Does RPM enforce storage of RVs? The City enforces street parking/storage of vehicles, the HOA does not have the authority to enforce street parking. The HOA can/does enforce storage requirements on the owner's lot. Members are encouraged to contact the City to report code violations.
- Can the HOA assist owners in resolving issues with TDS regarding their recent install? TDS has a franchise agreement with the City, which means they can install on the public right of way or within the utility easement. While frustrating, the Developer/HOA doesn't have control over this situation. Complaints are best directed to the City to enforce their agreement with TDS, which mandates that they return the site to previous condition.
- The model home on Shelburne Lp will be listed for sale once the new model home is built in the near future.

With no other business rightfully come before the community, the meeting was adjourned at 6:40pm.

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