

## 2025 Annual Membership Meeting



November 12, 2025

*Present:* Gil Pierce, Rockwood PM  
Kevin Schneidmiller, Developer  
15 plus members in attendance

The meeting was called to order at 6:00pm.

### **Kevin Schneidmiller provided a development update as follows:**

Development in 2026 will focus in two areas. The first area will be the completion of Segar Loop, west of Syringa and the new lot development, south of Penrose and east of Syringa. Construction in this area will include the completion of Syringa and Penrose to the intersection of the two streets. Later in 2026, Penrose will be extended eastward to the intersection with Allenby.

We will also be working with the City of Post Falls on concept plans for the park which will be owned by the City of Post Falls. Construction will not occur until 2027-28 at the earliest. It is our intent to complete the park as soon as reasonably possible.

The first phase of Trutina at North Place (55 plus) community will be open for sales beginning in early 2026. The amenities associated with this community will not be completed until late 2027 or early 2028. Trutina at North Place will be a separate established HOA and will not be a part of the North Place HOA.

### **Questions:**

Various questions about future development of Trutina and the next residential phases were asked. A map of the community was presented to the Owners at the meeting and Kevin explained the areas of Trutina and the future phases of residential lots. Kevin also explained a little about the commercial area plans and what they're hoping is constructed in the coming years based on the market.

Concern was brought up about the intersection of Heton and Penrose due to the center islands and landscaping. The island design and landscaping plans were approved by the City but we will look into it. Members expressed concern with Owners keeping up on their landscaping. The HOA does inspections of the community every other week and enforces the Governing Documents to the best of their ability. All Governing Documents can be found on the HOA website at <https://www.northplacehoa.com/association-docs.html>

### **2024-25 Budget Review**

All monthly financial reports and annual budgets are posted to the website at [www.northplacehoa.com](http://www.northplacehoa.com). Owners are encouraged to review these on a monthly basis to keep them up to date of the financial status of the HOA.

2024 - The Main Association had a Developer contribution of \$5k for a \$1,815 net income at year end. Cottages had a net income of \$3,247 at year end. No issues at this time with either budget.

2025 - Projected net income at year end is small deficit of \$2,672. Projected net income for the Cottages is a positive \$5,373. These numbers are subject to change as we finish out the year based on Owner payments and fall/winter expenses.

2026 Budget is complete with no increase in dues for the Main Association or the Cottages. 2026 Coupons and Annual Disclosure will be mailed out in December.

North Place Master Association

## **2025 Annual Membership Meeting**

---



### **Annual Meeting Minutes**

Motion to approve the 2024 Annual Meeting minutes as posted online was made, seconded and approved unanimously.

With no other business rightfully brought before the community, the meeting was adjourned at 7:15pm.

Respectfully submitted,  
Rockwood Property Management