



CDA Place Main

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## Meeting Minutes

April 28, 2010

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7:30 pm Meeting called to order

Those present: Kevin Schneidmiller, Gil Pierce, Katherine Funk and 17 homeowners

### 2009 and 2010 Budget Review

- Snow was bad in 2009, but so far the 2010 removal budget is looking good with only November & December remaining for this year.
- Mowing budget considerably lower for 2010 thanks to Gil. The additional mowing costs were for new green space added to the association in 2008 and 2009. This has been cleaned up with the contractor and all of it is under one line item now.
- Master Tree Program budgeted at \$8,000 but it probably will not be that much. The city of Coeur d'Alene agreed to trim almost all of the street trees this year. The Association will be keeping up on the common area trees on a regular basis. The street trees are the homeowners' responsibility.
- Questions
  - **Why is fertilizer so much more this year?** Two reasons costs are up and the Association has added green space. Green belt was added on Atlas road from the path to the curb, some on Madeline, and some other pockets. We have tried to control the additional charges.
  - **Where does Fine income come from?** Fine income comes for violations of the CC&Rs. First a homeowner receives a courtesy letter and then notice of violation then fines. If it is a rental property it goes against the owner. What is the time frame from courtesy letter to fine? It depends on several factors. The letter states 48 hours. When we go out for the next inspection if it is still an issue then a notice of violation is sent by certified mail. Even if the owner is out of state the letter goes to them. We will work with them on the time frame depending on their communication with us.
  - **What about foreclosed properties?** The same action takes place, but the mortgage company/bank is much more difficult. If there is a lien on the home in the case of a foreclosure that lien goes away. We do the same process.
- Sprinkler blow out and maintenance up. In the past we had a person who did that and Rockwood Property Management was not being fully reimbursed. Now the contractor is doing this.
- Some of the phases are getting older so will be seeing increase in landscape labor to keep up.

- Electric is for the entrance monument, irrigation meters and lights on entry
- Water is for the common area trees and grass. If you see a valve stick open Please call -509-893-0800. Did the Association put in systems that detect rain and run accordingly? We are doing it in the new systems, but some of the old sections cannot be done.
- Dogi pots are for the plastic bags
- Hardscape includes the monuments, bricks around the street lights, etc. Costs are down on labor because it is part of the contract for landscaping. Greenstone is not doing the bricks around the light now because of the expense to maintain them. When the wind blows the poles vibrate and it causes damage.
- Special projects: last year replaced a lot of the wood monuments with plastic.
- Capital improvements is set aside for things like replacement of the monuments etc
- Lost some money last year, but really worked hard to get expenses down this year. Coeur d'Alene is a very healthy association.
- Additional Questions
  - Snow removal does not include the Villages or Parkside. Who is responsible for the path from Hanley to Ramsey? 2006, 2007, 2008 it was not plowed. We don't plow all the trails. If it is an access point for schools then we try to plow.
  - The property between the apartments and Ramsey is owned by Greenstone and they are responsible for weed control. The land on Canfield north of homes is not Greenstone's.
  - The lot by the job shack is becoming used as a dumping ground.
  - Fence posts at Dalton & Ramsey are having problems. If it is shared with common area it is the Homeowners Association's. If it backs up to the trailer park we will try to help, but it is between them and the homeowner. The Association only pays for half of the fence with common area. Example: Rockwood Lodge has to pay for ½ of the repairs for fence that runs beside it.
  - Is there anything in the CC&R that prohibits multifamily – there is a definition of single family use – there are adult group homes. Please call rpm and we will work with the city regarding issues. If they meet our guidelines then we will work with city.
  - A couple of years ago there was money in the budget for fence repair – where did it go? Sections of the fence are repaired every year.
  - The paint is peeling off the park benches along the paths, one on Dalton and one on Touton. We will look out for that.
  - There are some trees that have split bark. We have looked at that. We do not have a certified arborist on staff but the people we contract with have to have certified arborist. It is a result of freezing and thawing in the winter.
  - We live on Rousseau and trees all up and down are only 20% alive. Can we change out trees? In 2006 the city sent out an arborist. They said the trees were planted too deep. The tree has been dying and not growing. The street trees are owner responsibility. If we come out and say the tree clearly did not get off on a right start we can get the developer to replace them. All street trees are approved by the city off an approved list. Unlike in the past when the developer plants trees the city urban forester comes out to inspect them.

- Is there anything in CC&Rs about exterior maintenance, for example shingles. Have to maintain lot by CC&R standards which include roofs. Several houses on street are missing shingles. We will take steps. Please call us when you see something since we may have missed it. Is it up to the homeowners to let Rockwood know? No not totally, we do inspections twice a month, but if you see an issue please call. When we are driving along we may miss it. Example we have not noticed the shingles missing. You can reach us through the website ([www.cdaplacehoa.com](http://www.cdaplacehoa.com)) through the contact form. We don't want you to get into conflicts with neighbors. We have to look at CC&Rs to make sure something is against the CC&Rs. Cars with expired tags are against the CC&Rs, but not sure on Christmas lights.
- People who rent the house, do they need to be a single family? The house behind us has four college students. There are people who are taking in renters/roommates. It is causing parking problems. They are city streets so there is nothing we can do about that. If Coeur d'Alene Place gets a legal determination of single family can you post it on the website? In the case of multi-family homes, can we increase fines/leas to help insure compliance? Can we pass on increase fees, fines etc for in the increase in management for these homes? We will get clarification on what is okay by CC&Rs and contact the city about their laws and then post on the website.
- Couple of people are parking a trailer by the job shack.
- What if someone has multiple dogs? If there are more dogs than allowed by the CC&Rs we can do something about it.

## 2010 Maintenance

- **Landscaping:** We looked at last year's budget and there was a loss of \$21,000. We worked with two contractor on the bidding for the landscaping. The contractor selected has worked with Greenstone on several other projects. We were able to get everything in one complete landscape package, with the exception of the trees. Greenleaf has the whole contract for mowing, spraying, sprinkler maintenance....This allowed us to get a better deal on the overall landscape package even though the fertilizing is a little higher.
- **Fences:** Will be working on fencing by the high school from Ramsey to Parkside, and along Dalton, between Toulon & Stafford and Tullis & Stafford. If possible we will try to get from Carlisle to Blue Grass Park. The CC&Rs state the homeowners association is responsible for fence maintenance facing common area and the homeowner is responsible for the section of fence facing the home. Homeowners with fence along the common area will be expected to pay half of the repairs.
- **Master Tree Program:** The city came in and did the street trees belonging to the homeowners, but we still need to do common area trees. The common area trees will be trimmed in the fall. By waiting we were able to get a good deal. A systemic soil drench for bugs and fertilizing has been done. It is important to start the program now. By maintaining trees while they are young they will be easier to maintain when they get older.

## 2010 Project Update

- Greenstone will be starting another community like Parkside for empty nesters. There will be around 100 units and may have more amenities: clubhouse, etc.
- Greenstone will build few more single family detach homes this year.
- In 2011 another park will be added in the northwest area. There will be more pocket parks that are one to two acres. Greenstone is sensitive to the fact that long term maintenance of the parks and other common area will be up to the Association, but there are open space requirements that have to meet by city contract. Right now there is 47 acres in common area.

- At this time there are other builders in Coeur d'Alene Place including Aspen Homes and Victory Homes. The reason is to give people more choices. We review all the plans. They are being held to Greenstone's strict standards. They will be using the same fiber cement siding, but we are allowing them to use metal shingles.
- Eventually Coeur d'Alene Place will continue all the way through the alfalfa field. Currently Greenstone is building in northwest and then into the densely treed area. We will be saving as many of the trees as possible.

### Questions

- Will there be a dog park in CDA place? We have looked at it with the city. There will probably not be a dog park inside the association due to liabilities. However, a site has been located on Atlas south of Coeur d'Alene Place that is not part of the association.
- What is happening at the end of Courcellous? A sewer line was punched through per an agreement with the city and is now covered with gravel.

### Close of Meeting: 9:20 PM

Meeting minutes recorded by Katherine Funk, Rockwood Property Management

Meeting minutes approved by the Board, June 18<sup>th</sup> 2010

  
Kevin Schneidmiller