

Minutes for the Coeur d'Alene/Parkside Annual HOA Meeting

Date: June 19, 2006

Location: Cd'A Best Western Inn

Meeting called to order: 7pm

Attendees: Jason Wheaton, Trudi Kuhn

PARKSIDE:

Jason spoke about vision for Cd'A and presented the Outstanding Organization Award received by Greenstone from the State of Idaho. There is only one in the state and it is quite an honor. All attendees applauded, and agreed with Greenstones exceptional vision and quality of community.

Reviewed 2005 Budget, discussed 2006 budget and changes made in the structure and presentation. Homeowners liked the overall Association community and appearance.

Motion to accept 2006 budget, and seconded. All in favor, non opposed

Discussion regarding fence maintenance fund and 7 year plan for overall maintenance to paint and repair. Three year budget for Parkside fence painting. Homeowners discussed replacing cedar fence with vinyl in main association. Trudi will do feasibility and cost analysis and present to homeowners next year for a decision.

Discussion of website, homeowners really liked. Trudi indicated the website was donated by Jim Frank and Jason Wheaton, and homeowners appreciated that. Trudi will look into interactive calendar section. Possibly only about \$500 and homeowners will vote on addition next year, with the costs to be paid by the Association.

Homeowner requests:

1. Is there a street maintenance fund necessary to provide for Parkside streets that need to be repaired from wear and tear and damage if needed? **No, we would do a special assessment if needed.**
2. Homeowners would like a light at the Parkside gate for better visibility, or one suggestion was to have magnified glass on the entry pad to better view the list of homeowners. Trudi will look into options and costs. **Still researching, but I think we will put in a light at the entry**
3. Discussion to open gate at all times; it was decided that it would be too costly in increased maintenance from excessive and continuous use.
4. Homeowners would like code changed now that all building is complete. Trudi will facilitate. **This will be done in the fall and Trudi will send out notices before to let homeowners know of the change.**

Meeting adjourned 7:15pm

MINUTES COEUR D'ALENE MAIN ASSOCIATION

Meeting began 7:20pm

Jason Wheaton discussed overall comprehensive plan for Cd'A Place. Jason discussed Townhomes and future growth of the development. Discussed future commercial development, restaurant to 'walk' too was well received. Members pleased with development, and Greenstones commitment to community.

Reviewed 2005 Budget, and discussed changes to 2006 budget.

Motion to accept 2006 budget, and seconded. All in favor, non opposed

Website well received, same discussion as Parkside.

Homeowner requests:

1. Swale by Dino Park floods, and homeowners requested a fence to protect kids playing with and chasing basketballs from entering wet swale area. Jason suggested maybe adding a couple of trees instead of a fence barrier. We will look into. **No fence, but we are looking at a few trees as a barrier. This will be addressed in the fall when we plant trees.**
2. Can we widen bike path on the west side of Ramsey/Hanley (NW corner of school) – widen this path? Jason said we will look into but restricted by access and ownership issues. **Yes, the trail will be widened, but it will be addressed during the construction phase of the commercial building. It will be consistent with the remainder of the bike path on Ramsey.**
3. Brian Spears would like another meeting to discuss Radon issues at Cd'A Place. He will research issue with the Health Dept. and communicate with Trudi on a possible meeting, or maybe the Health Dept. offers one. Some Owners did not want to spend the money on a meeting when an informational flyer could be sent out, or another organization with more accurate data and knowledgeable about this subject could facilitate. Jason Wheaton addressed Brian's concerns in that we are not the experts, and we should contact them to facilitate meeting. In addition, Trudi will add links to Radon websites to the Cd'A site in the near future. Homeowners that are concerned should contact Brian or call the Health Dept. for more information.
4. Hanley/Madeline (SW corner) the monument obstructs the clear view triangle. Very dangerous and traffic drives so fast on Hanley. Homeowner will talk to city about reducing speed limit on Hanley, and Trudi will research the monument obstruction. **Speed limit will not be changed according to the city at this time, but Greenstone will be relocating the monument as soon as possible.**

Meeting adjourned 9:15pm