

2023 Annual Meeting Minutes

7pm on May 2, 2023 @ the NoLL District Welcome Center



Having achieved quorum through collection of 163 Ballots, the meeting was called to order at 7pm.

In attendance: 30 or so members in person
Gil Pierce and Melissa Owens, Rockwood PM
Joe Frank, Declarant, Director
Lee Wolfand, Director
Tim Olsen, Director

ELECTION of DIRECTORS

Gil called for nominations from the floor. With no response, the candidates were given the opportunity to introduce themselves and speak to their campaigns. Ballots were called and the vote was tallied to render the following results:

| #Votes | Candidate Name |
|--------|---|
| 142 | Tom Sahlberg – Elected by the Membership to serve a 2 year term. |
| 115 | Joe Frank – Elected by the Membership to serve a 2 year term. |
| 111 | Kevin Schneidmiller – Elected by the Membership to serve a 2 year term. |
| 68 | Taylor Demars |

COMMUNITY & DEVELOPMENT UPDATE

Turnover from Declarant to Member-led Board of Directors officially occurred at the 2022 Annual Membership Meeting on June 26. One year later and as development winds down, most Director seats are now filled by member-elected homeowners. As Jim shared last year, this transition period provides for the best results and continuity of service as the Member-led Board becomes familiar with the Association's standard operations. As the community nears buildout, the budget reflects the increased usage and services rendered but the Board remains dedicated to efficiency without sacrificing value. We rely on Members to assist in monitoring vendor performance, common area maintenance needs and CCR enforcement so please report to RPM early and often.

The landscape maintenance contract was bid out this year but that investigation resulted in no change in providers. Instead, we will fine tune the existing contract to improve results while maintaining costs. As the community grows, we may bring on additional contractors to provide specific landscape services where needed. Members are encouraged to provide feedback to help make that happen.

Questions:

One Member reported concerns regarding increased dues juxtaposed to decreased or insufficient services. Please provide your specific address after the meeting to review expectations and concerns.

Who cleans out the swales and park debris? Landscape contractors typically keep these areas clean as needed. If you see an area that needs attention please submit your inquiry via www.riverdistricthoa.com contact us tab so RPM can investigate. The HOA relies on members to report concerns to ensure continuity of service and to hold vendors accountable.

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When and where does the Board meet? We attempt to meet quarterly, usually in the NoLL Welcome Center or via Zoom. In addition to regular meetings, the Board responds to more immediate requests and needs via email.

Orchard Park landscaping performance isn't meeting expectations. RPM will inspect and discuss with the service provider. Service level is set and contracted by the Board. Members are welcome to review the landscape service contract and if a majority of members wish to amend services, please submit those changes in writing for consideration by the Board.

Members requested an email push notification when minutes are uploaded to the website. RPM is happy to provide this service upon Board directive. The Board will consider this feedback.

Members from the smaller cost centers (Orchard Place, East Townhomes & Condos,) expressed concerns over lack of representation among the main association and requested a CCR amendment to provide for a larger voice. The Board will review this request at an upcoming Board Meeting. Meanwhile, members that wish to amend the CCRs are encouraged to review the governing documents regarding the same. The Board must respond in kind when Members provide the due diligence and footwork necessary to successfully petition for a CCR change. Be advised, the process is long, arduous and can be expensive but not impossible.

Who pays for the water and electricity that feeds the Farm? The main association pays for the water meter and electric meter, which also services other common areas. The money is then reimbursed by Greenstone through the developer contribution of \$17k in the 2022 budget and \$10k in the 2023 budget.

Were permits pulled for the containers at the Farm? RPM doesn't manage the Farm and is not familiar with the Farm. Members that have questions regarding the Farm are welcome to contact Jim Frank directly.

GREENSTONE DEVELOPMENT UPDATE

- Hello Sugar vacated the NoLL last weekend to focus more on their Kendall Yards location. We're working with other potential interested parties regarding a new lease.
- Residential lots continue to develop throughout the community.
- Commercial space development slower than expected but still moving forward. Brewery, grain shed and bakery are under development in the commercial area. A "little artisan district" warehouse/manufacturing area is moving forward, which will also include retail frontage space. One (lower) lot remains undeveloped with no current plans.
- Live/work lofts are in the conceptual phase with a plaza on the riverside from the NoLL with an amphitheater that looks over the river.
- Greenstone sold its existing building in LL and plans to move to the NoLL once built.
- New zone classification request submitted to the City to allow for open space classification for a more versatile installation. Doing so allows the space to remain open in perpetuity that prevents further residential development. To reinforce the vision for Liberty Lake, Greenstone has endeavored to provide open spaces that encourage people to gather.

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Questions:

Parking blocks line of sight off Indiana where children enter the street from Orchard Park; can we add a No Parking sign? The restriction caused by parking on both sides of the street is by design, which naturally slows the flow of traffic. Preventing parking in specific areas tends to increase driving speeds because the road is unobstructed.

Will the low part by River Rock Park be corrected? Yes, that will be the last area of development and may also require a lift station.

Garbage is accumulating on the undeveloped lots north of Indiana. We will take a look. If/when residents notice transient activity, we appreciate pictures when possible. As the Developer, it's our responsibility to take care of security and cleanup.

FINANCIAL REVIEW

The 2022 year end actuals and the 2023 Budget are posted on the website (www.riverdistricthoa.com). Members are encouraged to review and ask questions, preferably by email to riverdistricthoa@rockwoodpm.com.

Monthly financial reports are also posted to the website for member consideration. Landscape services were held off due to mild temperatures and heavy precipitation but overall, we're on budget thus far.

NEW BUSINESS

IRS Revenue Ruling 70-604 was unanimously approved by the members present.

The 2022 Meeting Minutes were posted shortly after the meeting. With none opposed, the members present adopted the minutes as written.

HOMEOWNER FORUM

Concerns expressed regarding water usage, request for more water conscious irrigation choices. The Board will take this into consideration.

Is the \$17k Developer contribution income referenced in the Budget the reimbursement referenced in the November 2022 minutes? Yes, in part the developer contribution is intended to ensure the Farm's expenses paid by the Association net zero. As the Farm gets established, the proceeds are expected (and intended) to reimburse the Association for expenses incurred on common meters.

More communication and community involvement is requested for decisions regarding the Farm. Joe agreed that more collaboration is better and invited the members present to meet with him or Jim directly to review concerns and expectations. Prior to development, several meetings were hosted by Jim Frank to provide information regarding the Farm vision, intentions and to solicit feedback. The offer to meet was extended at that time and remains open to members that wish to meet for discussion regarding the Farm.

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With no other business rightfully brought before the members, the meeting was adjourned at 8:17pm.

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