

2023 Annual Membership Meeting



Present: Gil Pierce, Rockwood PM
Melissa Owens, Rockwood PM
Kevin Schneidmiller, Developer
24 people present in person

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

Kevin Schneidmiller provided a development update as follows:

- Undeveloped area east of Idaho and south of Prairie rezoned to allow for a wider variety of residential options.
- 60 acres to be developed as 55+ age restriction residential. Fencing and landscaping will separate this section of the community from others. Older residents will have the option to age in place in smaller rancher homes (no stairs) with additional services included in assessments (such as landscaping and/or snow removal).
- Small commercial area termed “neighborhood commercial” will provide approximately 10,000sf for businesses such as pizza, coffee and/or sandwiches.
- 7-acre City Park is expected north of Penrose. Greenstone is working with the City to assist with planning and funding, as necessary.
- 1-2 pocket parks planned for the next development areas.
- 12-15 years remaining until buildout, pace is market driven.
- 4 pedestrian ramps added to Penrose, which is expected to improve safety crossing Idaho St.
- Allenby will extend to Syringa in the next phase.
- North Place is served by two different water utility providers: west of Syringa is City of Post Falls and to the east is Rosspoint Water District.

Questions:

Any plans for a splash pad? Greenstone is investigating the possibility of installing water facilities in future and existing parks.

When is commercial development expected? Timing is dependent on the park planned for development across the street. Greenstone needs to know what the parking requirements, etc., will be before it can finalize plans for commercial development.

What about a Pickleball Court? Considering an addition in the 4-acre park on the west side and will likely be added if/where possible.

What about a dog park? Potentially scheduled for installation at one of the forthcoming pocket parks.

What about exercise facilities? A Welcome Center is under consideration for development in the commercial area, similar to the NoLL Welcome Center (North of Liberty Lake).

What about apartments? Greenstone doesn't typically do large scale apartments but it is considering smaller sections of multifamily (12-15 units per area with approximately 150 total) such as rowhomes, near Prairie and Syringa. As an example, see Hanley Lofts Condos in CdA Place Master Association, which is a 36-unit condo community within the master planned community. Housing variety supports opportunities for strong, socioeconomic diversity, which benefits the community at large. Multifamily will pay HOA dues similar to single-

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family homes. No government subsidies are anticipated, though individual owners may obtain their own subsidies as investor owners.

Are you expanding the walking paths? Connections planned out of neighborhoods to the trail system are underway. We intend to connect all the neighborhoods to the greater trail system.

Which project will start first? Up next is an additional phase expanded to Syringa + the first phase of the 55+ community. Other projects in Northern Idaho and Eastern Washington are in different stages of development, which lends considerable input to forthcoming facilities in North Place. Greenstone welcomes feedback and encourages Members to visit other communities for comparison (CDA Place Master Association and River District in Liberty Lake are good examples).

Kevin thanked the Members present for their comments and suggestions.

2022-23 Budget Review:

A \$5 increase was imposed last year, and the Developer provided a contribution of \$27k for a \$4k net income at yearend. All financial reports and annual budgets are posted to the website at www.northplacehoa.com. The market drives pricing of goods and services, which will likely increase assessments again next year.

North Place Cottages were added this year and are funded by a separate budget respective to the services received.

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 budget is really tight so early homebuyers aren't footing a significant portion of the maintenance before the community is fully funded. As amenities are built out and homes become occupied the Association's reserve fund will begin to accumulate and costs will be shared more equitably thus reducing the need for developer contributions.

Questions:

How many landscapers are contracted by the HOA? In the beginning, it was only Greenleaf Landscaping, but we recently diversified with the balance of the maintenance now provided by Yochum Landscaping. In 2024, we are exploring the possibility of contracting the full scope of work through Yochum, with the exception of arborist services.

What about the dead trees? Kevin confirmed that Greenstone will lend greater focus to ensuring the survival of street and common area trees. Trees will be well established before Members are responsible for maintenance.

We don't have any major facilities so why does the HOA have an insurance expense? It's a corporate insurance package primarily for liability coverage. As a community grows and amenities are added, the insurance expense will increase.

When is declarant control over? At 25 years or 75% buildout per the CC&Rs.

NEW BUSINESS:

The 2022 Annual Meeting Minutes were adopted by the members present without objection.

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HOMEOWNER FORUM:

What's the process for making exterior changes to my home or yard? Review the process and submit your request via the website at www.northplacehoa.com/architectural-guidelines.

How does the HOA enforce the governing documents? Regular inspections are performed by RPM staff and notice is sent to the respective homeowners with expectations for resolution. If/when violations persist, the HOA may fine homeowners upon notice and hearing.

The grass along the walkway between Percival and Blair (heading towards the park) is heavily saturated by irrigation. Can the HOA investigate and remedy if possible? Yes, Kevin confirmed that he will review tomorrow then remedy with Gil.

Weeds along the alley were discussed and it was determined that the 4 ft area from the edge of asphalt is HOA owned and (will be) maintained by the HOA.

Can we install anything in the maintenance setbacks? It would require ACC approval, but the Committee generally denies requests that could interfere with setbacks.

Are solar panels allowed? Yes, but ACC approval is required.

What are the contract parameters for snow removal? The HOA maintains sidewalk snow removal on main common area walkways and school bus paths with a 2" trigger dependent on the individual snow event. Last winter resulted in sporadic services but we're working with the vendor to provide more consistency. Members that want a higher level of service may contract for individual service or garner support from other members to increase the snow removal budget.

All streets are maintained and plowed by the City of Post Falls. Any concerns/questions regarding public streets should be directed to the City.

How do we report violations? Via the website at www.northplacehoa.com/violation-report.

With no other business rightfully brought before the community, the meeting was adjourned at 7:30pm.

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