

**Two Rivers Homeowners Association  
Board of Directors Meeting Minutes  
December 14, 2016**

**Present:** Board members: Victor Miller, Patrick Wirta, Darrin Pampaian, Wil Smoke, Nancy Soares, Erica Olsen, Jack Adkins, and Bob Galeazzi. Representing Sentry Management was Christian Brockl. Homeowner Gary Riggs joined the board as an observer.

**Notification of meeting:** Notification of meeting was delivered via email on December 5, 2016.

1. **Call to Order:** The meeting was called to order at 7:00 p.m. by President Victor Miller.
2. **Financials:** Financials through November 30, 2016 were reviewed by Treasurer, Jack Adkins. **Motion:** Motion was made to move \$80,000 from operating into reserves. (Miller; Soares; approved.) **Motion:** A Motion was made to approve the November 2016 Financials as presented. (Miller; Wirta; passed).
3. **Minutes:** Minutes from the October 26, 2016 meeting were reviewed and accepted without changes. **Motion:** A motion was made to accept the minutes as presented. (Miller; Wirta; passed).
4. **Management Report:**
  - a. **CC&R's.** Accepted as reported.
  - b. **ACC Report.** Accepted as reported.
  - c. **Maintenance Issues.** Accepted as reported.
    - i. **Lighting.** \$5700.00 for brighter LED or \$7220.00 for a warmer yellow light similar to the existing color. **Motion:** Motion was made to update all light poles to LED at a cost of \$7220.00. (Pampaian; Adkins; passed)
5. **Old Business:**
  - a. **Camera Installation:** Completed.
  - b. **Stereo Bid:** Scheduled for January 25/26.
  - c. **Fireplace installation:** Completed today.
  - d. **Television purchase:** Completed. Will be installed with Stereo.
  - e. **Pond 14.**
    - a. Board moved into **Executive session** and excused Gary Riggs. **Motion:** Motion was made to settle Pond 14 issue for a total of \$ 4250.00 legal bills and repairs. (Miller; Soares; passed). Executive session ended and Gary Riggs returned and Bob Galeazzi joined the meeting.

- f. **Bob Galeazzi introduced.** Victor discussed and introduced Bob Galeazzi as a potential Director on the Two Rivers Board of Directors. **Motion:** Motion to add Bob Galeazzi as a director on the Two Rivers HOA board of directors on the seat not filled at 2016 election. (Miller; Adkins; passed)
- g. **City of Eagle Response.** Board will wait to see what the City of Eagle does, before the board responds in any way.

**6. New Business:**

- a. **Waterfall 22.** Riverbridge waterfall. Main will restore it to the condition it was found in.
- b. **Homeowner with a business / home gym.** Check with attorney as to what can be done. First letter to come from the attorney. Board would like to have business operations out of the home stopped.
- c. **Homeowner with a sublet.** Check with attorney as to what the HOA can do to get the HOA to pursue getting them sub-let renters out.
- d. **Landscape Consultant.** Moved to the end of the meeting.

**7. Operations:**

N/A.

**8. Policy / Procedures:**

N/A.

**9. Committee Reports:**

- a. **Landscape Committee Report:** Landscape being planned for 2017.
- b. **Ponds and Waterfalls:** N/A.
- c. **Water Acquisition:** Manager to get bid from Rex Barrie for installing Automated Gate Valve. **Motion:** Motion was made to get a bid from Water Master for installation of the automated head gate. (Miller; Wirta; passed)

**10. Reports on any local associations activities of interest to the board and the Main Association.**


N/A.

**11. Future Meetings: Clubhouse at 7:00 pm (Second Wednesday of each month)**

Annual Meeting	January 18, 2016. 6:30 pm.
Board of Directors Meeting	Following Annual Meeting

**Meeting Adjournment:** The Meeting adjourned at 9:10 p.m.

Prepared and respectfully submitted by Christian Brockl, on behalf of Erica Olsen, Secretary of The Two Rivers Home Owners Association Inc.



Erica Olsen, Secretary, Two Rivers HOA Inc.