

**Two Rivers Home Owners Association
Board of Directors Special Meeting
January 6, 2016 5:30 pm.
Two Rivers Clubhouse
Minutes**

Present: Board members: Victor Miller, Tom Schowalter, Nancy Soares, Dennis Dillon, Jack Adkins, Bob Fontaine, Patrick Wirta, and Lorena Ott (by Proxy)

Call to Order: Meeting was called to order at 5:30 pm. by President Victor Miller.

Notification: Notification of meeting was sent via email to all board members on January 2, 2016.

1. River Trail Committee

The River Trail Committee met on Thursday December 17, 2015 and sent the committee's recommendations to the Board of Directors. A summary of their recommendations is listed below.

- a. Committee recommended that the Two Rivers Homeowners Association minimize involvement with the City of Eagle, and not enter into any operating or maintenance agreements with the City of Eagle.
- b. Committee proposed to commit no pre-funded pathway maintenance funding account ahead of actual expenditures, instead waiting until 1) a need is warranted, and 2) until the actual cost of trail repair is known and money is committed for repair.
- c. Committee recommends that signage on the path should be minimal.
- d. Committee recommended that Channel Way parking lot be removed and replaced with a landscaped area.

2. Board Response to the Committee

The Two Rivers Board of Directors discussed the recommendations of the River Trail Committee and have come to the following conclusions and decisions. The board has decided that as a compromise for not allowing any participation by the City of Eagle to the subject trail, the board proposes to adopt the following proposals.

The River Trail Proposal

1. We, the Board of Directors of the Two Rivers Main Home Owners Association (the "Main HOA"), with the support of Rivermoor, The Streams/Riverbridge, The Island and The Pointe (the "Sub-Associations"), reject the City of Eagle's proposal to furnish the annual maintenance of the trail system from Channel Drive to the Boise River; and the trail fronting the Boise River behind the Rivermoor sub-association, The

Islands sub-association, and The Streams/Riverbridge sub-association (the "River Trail").

2. That we acknowledge and accept the premise that the City of Eagle intends to install a sign at the trailhead, indicating a public trail from the Channel Drive entrance leading to and including the "River Trail" and that the City of Eagle intends to list this trail on a website as part of the City's trail system.
3. Any normal trail maintenance required during the course of the year shall be borne equally by the Main Association and the Sub-Associations. [For example, if \$2,000 of annual maintenance for the River Trail is necessary in a given year each would contribute \$2,000/5, or \$400 each.]
4. Any costs (not to exceed \$10,000 in any given year) associated with abnormal damage to the River Trail as a result of high water washout or other unforeseen calamity shall be borne equally between the Main and the Sub-Associations. Any cost over the \$10,000 shall be borne by the Main. Multiple bids will be obtained to assess the amount of, and cost to repair, any abnormal damage to the River Trail.
5. Minimal signage shall be allowed along the Channel Way trail leading to and including the River Trail warning the users of the River Trail to: "Remain on the River Trail and to not encroach into the protected wetlands, HOA property or Private Residences." Installation and location of the signage shall be approved by the Two Rivers HOA ACC committee.

Motion: A Motion was made to accept the River Trail Proposal as submitted. (Miller; Schowalter; 8-0 passed) Motion carried.

The South Channel Way Parking Lot Proposal

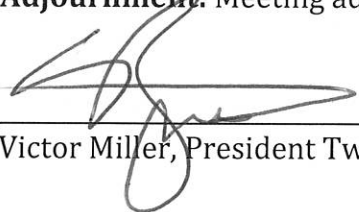
The board discussed the proposal made by the River Trail Committee regarding the Parking lot on South Channel Way and the board made the following decisions.

1. A Parking Lot Committee will be appointed to determine if an agreement between the City of Eagle and Two Rivers designating the installation and use of the South Channel Way Parking Lot exists. The President of the Main Association will appoint Steven McLaws, Tom Schowalter and Dave Zanecki to investigate this issue by examining Two Rivers' documents in possession of the City of Eagle. The Parking Lot Committee will report back to the Main Board once their work is complete.
2. If such an agreement exists, the language of the agreement between Two Rivers HOA and the City of Eagle shall be honored.
3. If no agreement is discovered, the Main will contribute \$2,000.00 (two thousand dollars) to the removal of the Parking Lot. This amount is equal to the amount of recent bids to install a gate at the Parking Lot.

4. Any portion of the cost of removal of the parking lot, installation and repair to the landscaping, and installation of the sprinkler system to service the newly installed area above \$2,000.00 (two thousand dollars) shall be committed and paid by contributions provided by contributions from others (not Two Rivers HOA). Rivermoor President Kevin Zasio will be appointed to lead this fundraising effort, if applicable.
5. If sufficient funds are not obtained from other sources within 6 months of the committee's report back to the Board, then the Main HOA will install a gate at the Parking Lot with a cost approximating \$2,000.00 (two thousand dollars). If funds are raised to remove the Parking Lot after the gate is installed, the Main HOA will no longer contribute \$2,000.00 (two thousand dollars) to this effort, having spent that money installing a gate.
6. If in the future, ACHD requires the replacement of the curb and gutter, that expense shall also be committed and paid by contributions provided by others (not the Two Rivers HOA).
7. No work shall commence for the removal and replacement until such time as contributed funds are committed.
8. All plans for removal of the Parking Lot must be approved by the Main ACC.

Motion: A Motion was made to accept The Channel Drive Parking Lot Proposal as submitted. (Schowalter; Miller; 8-0 passed.)

Adjournment: Meeting adjourned at 6:00pm.

 1/21/2016

Victor Miller, President Two Rivers HOA Inc.