

**Two Rivers Homeowners Association
Board of Directors Meeting
Minutes
June 9, 2016**

Present: Board members: Bob Fontaine, Jack Adkins, Patrick Wirta, Nancy Soares, Darrin Pampaian, and Dennis Dillon. Representing Sentry Management was Christian Brockl.

Notification of meeting: Notification of meeting was delivered via email on June 3, 2016.

1. **Call to Order:** The meeting was called to order at 7:00 p.m. by Vice President Bob Fontaine.
2. **Minutes:** Minutes from the May 12, 2016 Board of Directors meeting were reviewed and accepted without changes. **Motion:** A motion was made to accept the minutes as presented. (Dillon; Adkins; passed).
3. **Financials:** May 2016 Financials were reviewed by Treasurer Jack Adkins.
 - **\$24,000** revenue over expenses.
 - Everything spent to date is within budget and where board expected it to be.**Motion:** Motion to approve the financials as presented. (Wirta; Dillon; passed.)
4. **Management Report:**
 - a. *Maintenance:* Management presented a few maintenance issues that required review.
 - b. *CCR's.* Management presented a letter to be sent to a homeowner on S Island Glenn Way via certified mail, and hand delivered. **Motion:** A Motion was made to approve the letter and impose a monetary fine in the amount \$100.00 each occurrence and violation of CC&R's by homeowner. (Wirta; Soares; passed) Darrin Pampaian abstained due to proximity of home.
5. **Old Business:**
 - a. *Parking Lot.* Dennis reported on the current status of the trail issue. Dennis asked the attorney who lives in the neighborhood to draft a letter. The attorney is unable or unwilling to write a letter to the city of Eagle. Dennis will work with a friend who is an attorney to draft a letter to the city regarding the trail and parking lot.
 - b. *Clubhouse Ad Hoc committee.* Bob reported on the committee's progress and presented 4 suggestions.
 - a. No homeowner rates change until after 2017.
 - b. No Non-resident rate changes until further review and research by the committee in early 2017.

- c. Current contract language is adequate and well written, and should stay the same.
- d. Accept the recommendation to employ Z-weddings for 1 year at a cost of \$400.00. **Motion:** Motion to approve recommendations from committee. (Dillon; Soares; passed)
- c. *Clubhouse Cameras.* Tabled until August meeting.
- d. *Two Rivers Credit Card.* Sentry Management suggested to not open a credit card in HOA name, board agreed to not open a credit card in the HOA's name.

6. New Business:

N/A

7. Operations:

- a. Main Irrigation Pumps. Patrick reported on some issues within the irrigation system.
- b. Pump 8a and 8b in progress.
- c. Check valves are in progress and should be installed on Friday.

8. Policy / Procedures:

N/A

9. Committee Reports:

a. Landscape Report:

- i. **Tennis Courts:** Presented a bid in the amount of \$1335.00 to fix drainage on tennis courts to complete the Tennis court rehab project. **Motion:** Motion was made to approve the drainage bid on the Tennis Courts, with the expense being pulled from reserves as the project was. (Soares; Adkins; passed)
- ii. **Common area guidelines:** Landscape committee would like to send a reminder letter to homeowners that defines what is acceptable and what is not, and what is acceptable care of the common area. Wants to explore what the fining structure should be for any activity by homeowners. Help us in monitoring irrigation. Nancy to write letter and email to board.
- iii. **Wetland:** Will mowing in wet land be completed. Board would like to get clarification on when project will be completed.
- iv. **Debris on River.** Dennis brought up debris on path. Dennis will get bids for Wetlands and trail repairs. Dennis will get a bid to get area cleaned up. **Motion:** To have Dennis Dillon get pathway cleared at a cost of \$650.00 or less. (Pampaian; Wirta; passed.)

- b. **Waterfalls:** Waterfalls may come on and off while being treated.

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

N/A

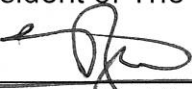
**11. Future Meetings: Clubhouse at 7:00 pm (Second Thursday of each month)
Board of Directors meetings**

August 11, 2016

September 8, 2016

Meeting Adjournment: The Meeting adjourned at 8:11 p.m.

Prepared and respectfully submitted by Christian Brockl, on behalf of Bob Fontaine, Vice-President of The Two Rivers Home Owners Association Inc.



~~Bob Fontaine Vice-President, Two Rivers HOA Inc.~~

