

**Two Rivers Homeowners Association  
Board of Directors Meeting  
Minutes  
March 10, 2016**

**Present:** Board members: Victor Miller, Erica Olsen, Nancy Soares, Patrick Wirta, and Darrin Pampaian, representing Sentry Management was Christian Brockl.

**Notification of meeting:** Notification of meeting was delivered via email on March 4, 2016.

1. **Call to Order:** The meeting was called to order at 7:20 p.m. by President Victor Miller.

Board member Dennis Dillon called in at 7:25 pm to discuss two items of concern to the Rivermoor Subdivision.

- 1) *There is a retaining wall on Rivermoor Common area which in part has collapsed. Mr. Dillon informed the board that Rivermoor was solely responsible for the wall on their common area, and they were in receipt of Estimates in excess of 16, 000. The board suggested that Mr. Dillon reach out to other contractors and the board asked Sentry Management to provide a few contacts for contractors experienced in Rock wall Landscaping.*
- 2) *Mr. Dillon informed the board that there is a main line irrigation pipe that runs under the Rivermoor community rock wall. This wall has been undermined and repairing it will cost approximately 5,800 dollars. Mr. Dillon asked the board if they would consider paying for part of the repair. The board tabled further discussion of the repairs until the ACC Committee could weigh in on the items.*

2. **Minutes:** Minutes from the February 11, 2016 Board of Directors meeting were read and reviewed. **Motion:** A motion was made to accept the minutes as presented. (Miller; Olsen; passed).
3. **Financials:** February Financials were not completed in time for the meeting. Treasurer Adkins will send them out via email after he has received and reviewed them.
4. **Management Report:** Management presented two maintenance issues that required board review.
  - a. Stove in the Clubhouse needs to have a new motherboard installed. **Motion:** A motion to repair the right hand stove at a cost of between \$1100-\$1300 was made. (Soares; Miller; passed)
  - b. Pavers around clubhouse. Pavers have sunk or moved over time and are now causing trip hazards. **Motion:** A motion was made to have Stonehenge Landscape repairs the pavers around the clubhouse at a cost of \$1500. (Soares; Pampaian; passed)
  - c. Clubhouse remodel. Tom Schowalter presented bid to remove the existing old television and remodel the television enclosure to match the rest of the room

at a cost of \$6500 to \$7000. **Motion:** A motion was made to meet and talk about the area with the TV removed before the meeting with Tom. Meeting scheduled for Tuesday March 15, at 5:30 pm to discuss options. (Soares; Miller; passed)

**5. Old Business:**

- a. Clubhouse Contract. Approved with changes. Changes to be emailed to Erica for final approval. **Motion:** Motion to make changes to contract as presented: (Miller; Pampaian; passed)
- b. Playground Area removal and irrigation. Item tabled.
- c. Newsletter draft approved by board. Board would like 3 items added. Social calendar, budget, and blurb on financials. Final draft will be sent to board for approval.

**6. New Business:**

- a. Wetland mowing, mowing was discussed. Homeowner that has mowed the wetlands is moving. Item was tabled until later date.

**7. Operations:**

N/A

**8. Policy / Procedures:**

N/A

**9. Committee Reports:**

- a. Landscaping, Chair reviewed current activities and projects completed.
- b. Ponds and Waterfalls, Would like to have Pond Pros in Tuesday to meet with the Board to discuss services performed, and future plans. 5:30 Tuesday March 15, 2016.
- c. Water Acquisition. Chair discussed water purchase for 2016. Board elected to purchase 200 acre feet of water in 2016. **Motion:** A motion was made to purchase 200 acre feet of water. (Pampaian; Soares; passed)
- d. Social. Chair reviewed upcoming events scheduled at the Clubhouse. May 20: Wine Tasting. July 23: Music on the Green.

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

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

April 14, 2016

May 12, 2016

June 9, 2016

**Meeting Adjournment:** The Meeting adjourned at 9:15 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.

### **Two Rivers February 2016 Task List**

- Make newsletter adjustments
- Remove Television
- Email Sterling to remove trailer
- Email Dennis Stonehenge contact
- Contact Rex Barrie that the board would like to purchase water.
- Make adjustments to Clubhouse Contract
- Authorize Stonehenge to repair pavers at clubhouse.
- Contact Tom about clubhouse.
- Get Patrick number on mother board.