

**Two Rivers Homeowners Association  
Board of Directors Meeting  
Minutes  
May 12, 2016**

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

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

1. **Call to Order:** The meeting was called to order at 7:00 p.m. by President Victor Miller.
2. **Minutes:** Minutes from the April 14, 2016 Board of Directors meeting were read and reviewed. **Motion:** A motion was made to accept the minutes as presented. (Miller; Dillon; passed).
3. **Financials:** April 2016 Financials were reviewed by Treasurer Jack Adkins.
  - Revenue over expenses for 4 months was 25,000.
  - Income taxes were not budgeted for well.
  - Timing biggest issues.
  - 18,000 in reserves landscaping.

**Motion:** Motion to cash CD that is due June 22. Currently in Washington federal and move into ICCU. Miller; Adkins; passed.)

**Motion:** A Motion to file liens on homeowners that that are currently past due more than two payments (2) two homeowners was made. (Miller; Adkins; passed.)

**Motion:** Motion to approve the financials as presented. (Adkins; Dillon; passed.)

4. **Management Report:** Management presented several maintenance issues that required board review.
  - a. *Cameras.* Tabled until next meeting. Victor and Patrick to review and return with reviews. Christian to Check with Jeremy about legal issues around it.
  - b. *Garbage Cans.* Management provided board with information and cost of installing garbage cans along the Tesoro Trail, 4 garbage cans. **Motion:** A Motion was made to purchase garbage cans was made. (Dillon; Adkins; passed)
5. **Old Business:**
  - a. *Rivermoor wall.* Completed and.
  - b. *Remodel Clubhouse in progress.* Waiting on Schowalter and cabinet maker.

- c. *Online Motion*. Ratify online motion to remove pump at Clubhouse. **Motion:** A Motion was made to ratify the online motion to repair pumps for the main Irrigation system. (Miller; Soares; passed)
- d. *Main Irrigation Pumps*. Tabled until one more bid can be completed.
- e. *Pump 8a and 8b*. 2 estimates for the removal of pump 8 on pond 15 were presented. **Motion:** A Motion to approve Dan's Pump estimate for Pump 8a and 8b replacement was made. (Miller; Soares; approved).
- f. *Check Valves / Magnetic Drives*. Tabled until main pumps are repaired or replaced.

**6. New Business:**

- a. *Parking lot issue*. Victor reviewed where we are at with the ownership of the Parking Lot on Tesoro Trail. Dennis will discuss issues with homeowner about doing pro bono research work and discuss with homeowner writing a letter for the board to present to the city.
- b. *Yoga in the clubhouse*. Board tabled any decisions.
- c. *Grounds used to run a business*. Christian to talk to homeowner who is running personal training business and using grounds to please use and rent clubhouse for this purpose. Christian to ask the homeowner to rent the clubhouse and not use grounds.
- d. *Clubhouse*. Committee formed to work on appropriate use of the Clubhouse and updating of fee schedule, Erica, Nancy, and Bob Fontaine. Committee will bring back report to June meeting. (Miller; Soares; passed.)
- e. *Two Rivers Credit Card*. Look into the Credit Cards, and having Management as signor on card.

**7. Operations:**

- a. Two Rivers Social
- b. Pool Opening May 27, 2016.

**8. Policy / Procedures:**

N/A

**9. Committee Reports:**

N/A

**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**

June 9, 2016  
August 11, 2016  
September 8, 2016

**Meeting Adjournment:** The Meeting adjourned at 8:45 p.m.

Prepared and respectfully submitted by Christian Brockl, on behalf of Victor Miller,  
President of The Two Rivers Home Owners Association Inc.

*Bob Fontaine*

Victor Miller, President, Two Rivers HOA Inc.

*Bob Fontaine, VP*

### **Two Rivers May 2016 Task List**

- Talk to homeowner
- Order garbage cans
- Authorize Dans pump.