

**Two Rivers Homeowners Association
Board of Directors Meeting
Minutes
October 26, 2016**

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

Notification of meeting: Notification of meeting was delivered via email on October 19, 2106.

1. **Call to Order:** The meeting was called to order at 7:00 p.m. by President Victor Miller.
2. **Minutes:** Minutes from the September 14, 2016 meeting were reviewed and accepted without changes. **Motion:** A motion was made to accept the minutes as presented. (Olsen; Wirta; passed).
3. **Financials:** Financials through September 30 2016 were reviewed by Treasurer, Jack Adkins. **Motion:** A Motion was made to approve the September 2016 Financials as presented.(Miller; Adkins; passed)
4. **Management Report:**
 - a. **CC&R's.** Accepted as reported.
 - b. **ACC Report.** Accepted as reported.
 - c. **Maintenance Issues.** Management presented one bid for upgrading the Fireplace at the clubhouse. The bid was for \$1,812.62 or \$1604.86. **Motion:** A Motion to approve the fireplace bid at \$1604.86 was made. (Soares; Dillon; passed)
5. **Old Business:**
 - a. **Stereo Bid.** Stereos have been approved. Patrick to ask if we can put 30% down and pay off remainder in 2017. **Motion:** Motion to upgrade the stereo bid to 15,400. (Miller; Wirta; passed)
 - b. **TV Purchase.** 1080p 65" Sony or Samsung. **Motion:** Motion was made to purchase two 65" televisions. Board Member to purchase TV's and get reimbursed. (Miller; Wirta; passed)
 - c. **Pond 14.** Victor updated the board regarding Pond 14 waterfall issue.
6. **New Business:**
 - a. **2016 Budget Review.** Victor and Jack discussed 2016 budget and reviewed Budget versus Actual. **Motion:** Motion was made to move \$50,000 into reserves from operating. (Adkins; Miller; passed). **Motion:** A motion was made to move the \$75,000 in ICCU to a 1 year CD. (Adkins; Soares; passed)

- b. **2017 Budget Review.** Jack reviewed 2017 budget versus 2016 actuals and differences between 2016 and 2017. **Motion:** Motion was made to approve the 2017 Budget as presented. (Adkins; Miller; passed). **Motion:** A motion to keep dues at the same rate in 2017 as 2016 was made. (Miller; Olsen; passed).
- c. **Consultant:** Nancy recused herself from the meeting. The Board talked about the hiring a Landscape Consultant at the price of 2017. The board discussed and Victor proposed hiring Nancy Soares as a landscaping consultant for 2017. (Miller; Dillon; passed 5-0, Soares recused from the meeting.)
- d. **City of Eagle Response Letter.** Board chooses to do nothing at this point, and wait at least 30 days. Revisit Board meeting on November 9, 2016 meeting.
- e. **Open House / Realtor Signs.** Board discussed and tabled discussion.
- f. **Annual Meeting Date.** January 11, 2017. Packet approved.

7. **Operations:**
N/A.

8. **Policy / Procedures:**
N/A.

9. **Committee Reports:**

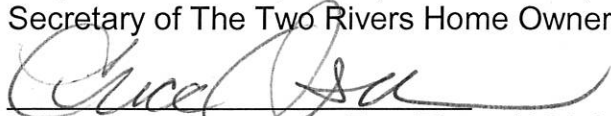
- a. **Landscape Committee Report:** Nancy reported on successes and failures in 2016 as to the interactions with Sterling and their fulfillment of the contracts.
- b. **Ponds and Waterfalls:** Nothing to report. In 2017 roads will be chip sealed.
- c. **Social:** Key to success at Christmas program is 120 people.

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)**
Board of Directors meetings
November 16, 2016.
Annual Meeting January 11, 2016.

Meeting Adjournment: The Meeting adjourned at 08:55 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 October 2016 Task List

Talk to Corporate about how to make a deposit in 2016 and pay for something in 2017.
(Christian)

Patrick to check on 30% deposit for Infinite Loop. (Patrick)

Board member to Purchase two 65" TV's. Samsung or Sony.

Check with Bright Ideas about converting the rest of the lights to LED. (Christian)

Check with Idaho Power as to what rebates would be. (Christian)