

**Two Rivers Homeowners Association  
Board of Directors Meeting  
Minutes**

**September 14, 2016**

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

**Notification of meeting:** Notification of meeting was delivered via email on September 7, 2016.

1. **Call to Order:** The meeting was called to order at 7:00 p.m. by President Victor Miller.
2. **Discussion of Common Area Pond 14:**
  - **7:10 pm** Board moved into executive session to discuss Common area around pond 14.
  - **7:50 pm.** Board moved out of executive session and continued normal business.
3. **Minutes:** Minutes from the July 13, 2016 meeting were reviewed and accepted without changes. **Motion:** A motion was made to accept the minutes as presented. (Wirta; Olsen; passed).
4. **Financials:** Financials for August 2016 were reviewed by President Victor Miller. **Motion:** A Motion was made to approve the August 2016 Financials as presented.(Miller; Dillon; passed)
5. **Management Report:**
  - a. **CC&R's.** Accepted as reported.
  - b. **ACC Report.** Accepted as reported.
  - c. **Maintenance Issues.** Management presented two bids for replacement of one of two pool heaters. **Motion:** A Motion to approve Pool Doctors' bid and have work performed at same price in the spring before pool opening was made. (Miller; Dillon; passed)
6. **Old Business:**
  - a. **Clubhouse Cameras and Stereo Bids.** Patrick reviewed bids for Security Cameras and upgraded stereo.
    - a. **Motion:** A motion to install a 40 MBs Internet connection, with Century Link, for use at the clubhouse, and approval for a monthly rate of \$40.00 per month. (Wirta; Miller; approved.)
    - b. **Motion:** A motion was made to approve Crane Alarms' bid of \$5195 for installing cameras in and around the clubhouse. (Wirta; Olsen; passed)

- c. **Motion:** A motion as made to approve The Loops' bid of \$13427.00 for stereo installation as long as the system is installed now and billed in 2017. (Wirta; Pampaian; passed)

- b. **Common Area Guidelines** Letter. Will be added to the newsletter.

- c. **Newsletter.** Will be emailed to the board for approval.

**7. New Business:**

- a. **Wetland over seeding.** No action. Over seeding cannot be accomplished in the wetland.

- b. **Pool Heater.** Will be done in spring.

**8. Operations:**

N/A.

**9. Policy / Procedures:**

N/A.

**10. Committee Reports:**

- a. **Landscape Committee Report:**

- i. **Bios wale issue.** Huge cottonwoods have grown up along Pond 14's edge. Nancy will be meeting with homeowners around the bio swale area to review what will happen when the association removes all of the large poplars from this area.

- ii. **Meeting with Sterling.** Meeting on the 20<sup>th</sup>. Nancy will be asking for a change in project managers in 2017.

- iii. **Thank you note.** Board would like to start putting together a thank you letter for homes that look excellent, have improved, or are an asset to the neighborhood.

- b. **Ponds and Waterfalls:**

- i. Motor on diffuser replaced on Pond 5. Diffusers working well.

- ii. Waterfall on Pond 6, (Waterfall 11) and waterfall at Rivermoor entrance.

- iii. Would like to look at putting diffusers on Pond 2 in 2017.

- c. **Social:** October fest October 15<sup>th</sup>. 6-10pm. Postcards on October 1, 2016.

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

N/A

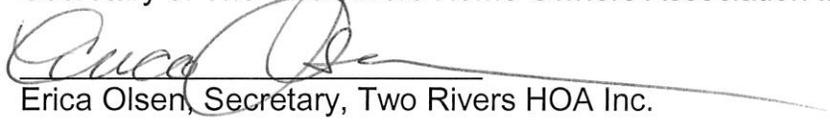
**12. Future Meetings: Clubhouse at 7:00 pm (Second Wednesday of each month)  
Board of Directors meetings**

October 26, 2016

November 9, 2016

**Meeting Adjournment:** The Meeting adjourned at 09:05 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 September 2016 Task List**  
Draft Resolution terms sheet. (Victor)  
Contact Infinite loop. (Patrick)