

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
August 9, 2017**

Present: Board members: Victor Miller, Patrick Wirta, Wil Smoke, Brandon Juarez, Erica Olsen, and Dennis Dillon. Representing Sentry Management was Christian Brockl. Present at meeting was Joe Mueller, Board Candidate from the Main.

1. **Call to Order:** The meeting was called to order at 7:00 p.m. by President Victor Miller.

Notice of Meeting: Notice of meeting was sent on August 8, 2017 via email.

2. **Nomination Committee:** Wil Smoke presented two candidates to occupy empty board seats,
 - Joe Mueller. **Motion:** A motion was made to appoint Joe Mueller to empty main board of director's seat. (Miller; Dillon; passed)
 - Jennifer Meyer. **Motion:** A motion was made to appoint Jennifer Meyer to Island seat on the Board of Director's. (Smoke; Miller; passed)
3. **Minutes:** Minutes from the June 14, 2017 meeting were reviewed and accepted without changes. **Motion:** A motion was made to accept the minutes as presented. (Miller; Dillon; passed).
4. **Financials:** Financials through July 31, 2017 were reviewed by President, Victor Miller. **Motion:** Motion was made to move to approve the July 2017 Financials as presented. (Miller; Dillon; passed).

Budget Review: Victor Miller reviewed the state of the association in relation to the current 2017 budget.

- \$50,000 in unexpected expenses.
 - \$4000.00 under in taxes.
 - \$30,000.00 dollars booked in clubhouse.
 - \$20,000 ahead in revenue.
 - Should finish the year \$15,000.00 a head off where the budget projected at the end of the year.
5. **Management Report:** Management reviewed ACC and CCR violations within the Two Rivers.
 - **ACC:** Manager reported on Activities.
 - **CCR: Ongoing CC&R Violation.**

S Lake Pointe Way. Homeowner has been in communication. Has begun to resolve the issue. Contractor has been scheduled.

S Island Glenn Way. Landscape and parking issues. Management presented letters and pictures taken of home. Yard has been removed and torn up, debris not removed, and tractor stored on home. Homeowner was invited to meeting without response. **Motion:** Motion was made to begin fining homeowner \$100.00 per week / inspection until landscaping is resolved. (Miller; Smoke; passed).

- Management presented several bids for discussion and approval.
- **Bollards at Parking Lot:** Management presented a bid of \$850.00 to install bollards at the entrance to the parking lot. **Motion:** A Motion was made to install bollards at the entrance to the Parking Lot. (Miller; Dillon; passed.)
- **Chairs. Motion:** A motion to approve spending \$2,500.00 to re-upholster chairs and light sand and stain chairs was made. (Miller; Wirta; passed).
- **Pool Furniture:** Management presented bid of \$43,883.36 to replace all pool furniture. Board tabled discussion. Board to table replacement and contact manufacturer.
- **Pool Entrance Upgrade:** Management presented two bids for upgrading the pool entrance system to a remote access system with the ability to track pool cards being used. Board will seek legal counsel about having a camera pointed at the pool. Tabled until further notice.
- **Pool.** Mid-June to mid-august. Get price for pool monitor.

6. Old Business:

- **Letters:** Victor reviewed two letters that are to be sent from the board to homeowners. Board approved three (3) letters to be sent to the homeowners.
- **Issue with Garage.** (Timm)
- **Berm Clean-up.** (Tanner)
- **Wall in Common Area.** (Hayhurst). **Motion:** A motion was made to approve a rejection letter to Hayhurst rejecting proposal of building a wall. (Miller; Olsen; passed)
- **Letter to Brian Ness.** Rich Tholen authored letter to Department of Transportation. Board approved signing the letter of support helping protect walkers. (Miller; Dillon; approved).

7. New Business:

- **Landscape Contract.** Patrick reviewed changes to future Landscape Contract. Made major changes to how services are performed.
- **Clubhouse Rentals.** Reviewed Policy.
- **Fishing Placards.** Approved for 2018 Season. Create and set up signs.
- **Owner Stickers.** Owner sticker for cars. Tabled.
- **Add more signs to ponds for no trespassing.**

8. Operations:

- **Light Poles:** Management presented three bids to repaint the light poles in the subdivision. Tabled until further meeting. Brandon to bring information on Poles.
- **Carpet:** Management presented 3 separate bids for carpet and provided the board with samples. Tabled until January 2018. **Motion:** A Motion to install carpet tiles at a cost of \$14,330.00 in January 2018. (Miller; Olsen; passed.)
- **Wetland trees.** Management to get three bids on removing trees in Wetland. Get a bid to remove pile of debris in front of Rivermoor. Get bid to repair trails so walkable.

9. Policy / Procedures:

- N/A

10. Committee Reports:

- **Landscape Chair:** Patrick reported on tree and landscape issues.
- **Ponds and Waterfalls:** Victor reported on the condition of the Ponds and Waterfalls
- **Social:** No Report.

11. Future Meetings: Clubhouse at 7:00 pm (Second Wednesday of each month)

September 13, 2017	Board of Directors Meeting
October 11, 2017	Board of Directors Meeting
November 8, 2017	Board of Directors Meeting

Meeting Adjournment: The Meeting adjourned at 8:25 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, of the Two Rivers HOA Inc.