

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
June 14, 2017**

Present: Board members: Victor Miller, Patrick Wirta, Wil Smoke, Dennis Dillon, and Brandon Juarez. Representing Sentry Management was Christian Brockl.

1. **Call to Order:** The meeting was called to order at 7:05 p.m. by President Victor Miller.
2. **Notice of Meeting:** Notice of meeting was sent on June 7, 2017 via email.
3. **Minutes:** Minutes from the April 12, 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 May, 31, 2017 were reviewed by President, Victor Miller. **Motion:** Motion was made to move to approve the May 2017 Financials as presented. (Miller; Smoke; passed).
5. **Accounts Receivable:** Management presented 5 homes that should be sent to Collections and have liens filed. **Motion:** Motion to approve sending 5 homes. (Miller; Smoke; passed)
6. **Management Report:** Management reviewed ACC and CCR violations within the Two Rivers.
 - **ACC:** N/A
 - **CCR:**
 - **Ongoing CC&R Violation. S Lake Pointe Way.** Management reviewed an ongoing infraction at S lake Pointe Way. Board approved to begin fining Homeowner \$100.00 per week for each week that the home is not repaired. **Motion:** A Motion was made to approve fining homeowner at S Lake Pointe Way \$100.00 per week in which repairs are not made. (Dillon; Miller; passed)
7. **Old Business:**
 - **Waterfall 14:** Completed.
 - **Automated Head gate:** Completed.
 - **Parking Lot:** Victor presented the letter that has been written to the City of Eagle, and reviewed the letter. Board approved of the letter. **Motion:** A motion was made to approve the letter and send to the City of Eagle, and re-install the no parking signs. (Miller; Wirta; passed.)

- **Reserve Fund Study:** Victor reviewed the newly drafted revised reserve study. The board reviewed and discussed the revision. Victor will present a final version at a later meeting.
- **Nomination Committee:** Will to contact homeowner who applied to be on board, and invite to next board meeting in August.

8. New Business:

9. Operations:

- **Kitchen Floor:** Kitchen floor Completed.
- **Ice Maker:** Delivered, waiting on install.
- **Bollards:** Installed.
- **Light Poles:** Management presented three bids to repaint the light poles in the subdivision. Tabled until next meeting.
- **Clubhouse:** 4 items in the clubhouse require work. Management presented a bid for \$2,050.00 for a new water heater, valve rebuild for the shower, new kitchen faucet, and drain for the ice maker. **Motion:** Motion to approve the bid for the repairs was made. (Wirta; Miller; passed).
- **Carpet:** Tabled until later in the year.

10. Policy / Procedures:

- N/A

11. Committee Reports:

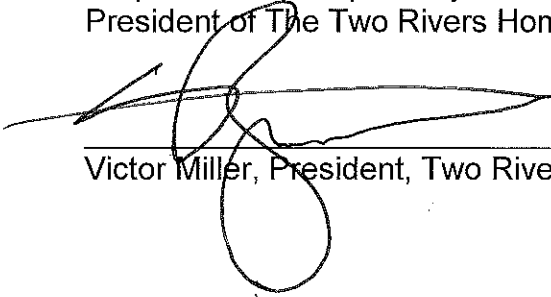
- **Landscape Chair:** Patrick reported on tree and landscape issues.
- **Ponds and Waterfalls:** Victor reported on the condition of the Ponds and Waterfalls.
- **Social:** No Report.

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

August 9, 2017	Board of Directors Meeting
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 Victor Miller, President of The Two Rivers Home Owners Association Inc.



Victor Miller, President, Two Rivers HOA Inc.