

**The Island at Two Rivers Homeowners Association  
Board of Directors Meeting  
Minutes  
January 21, 2014**

**Present:** Board Members: Jennifer Meyer and Larry Harpe. Representing Advantage Idaho were Carla Everhart and Christian Brockl.

**Call to Order:** Meeting was called to order at 9:30am by President Jennifer Meyer.

**Agenda Items**

**Summer Lawns:** Summer lawns contract discussed.

**Motion:** Motion made to accept Summer Lawns contract. (Meyer; Harpe) Contract for 2014-2017 signed by Carla on behalf of The Island.

**Vacant Island Lots:** There are 5 vacant lots left in The Islands. The Board discussed the Vacant Lot Maintenance proposal provided by Summer Lawns. The Proposal is significantly higher than previous years with TMS, \$1125.00 versus \$365.00. The difference in price is due to the increased scope of work to be completed on each vacant Lot. Board agreed on price, and Advantage Idaho will send a letter to each vacant lot owner.

**Annual Meeting:** Annual Meeting scheduled for Tuesday, February 18<sup>th</sup>, 2014 at 6:00pm at the Two Rivers Clubhouse.

**Financials:** The Board went over the 2014 budget, briefly discussing and seeking clarification over line item 9811. Line 9811 is in reference to Waterfall. Current agreement is 1/4 Islands, 1/4 Streams, and 1/2 Main. Board agreed to increase Budget line item.

**Motion:** Motion made to add \$600 holiday lighting to 2014 budget with Zing Lighting. (Meyer; Harpe; passed)

**Motion:** Motion made to lower each pump electricity line item by \$100 due to Pump Committee Chair Jody Zanecki indicating that electricity costs would be significantly lower and lowering pump total to \$2300. (Harpe, Meyer; Passed)

**Motion:** Motion to accept the financials (Harpe, Meyer; passed)

**Adjournment:** Meeting adjourned.

The minutes of the January 21, 2014 meeting are respectfully submitted by Christian Brockl, on behalf of the Two Rivers Board.

Respectfully Submitted,



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Christian Brockl,  
Association Manager, Advantage Idaho Inc.



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Larry Harpe,  
Secretary, Two Rivers Subdivision Homeowners Association, Inc.

**Island Action Items:**

- Make Budget adjustment as discussed.
- Prepare letter to be mailed by Friday. Vacant Lot Maintenance letter, and Landscape change letter.