

**The Island at Two Rivers Homeowners Association
Board of Directors Meeting
Minutes
June 3, 2015 7:00 PM**

Present: Board Members: Steven McLaws, Jennifer Meyer, Jack Adkins, Eric Beem, and Caterina Lasome. Representing Sentry Management Christian Brockl.

1. Call to Order: The meeting was called to order at 7:00pm by President Steven McLaws.

2. Minutes: Minutes from the March 17, 2015 Board of Directors meeting were read and reviewed. **Motion:** Motion to approve the minutes as written. (Lasome; Adkins; passed)

3. Financials: Financials through April 30, 2015 were presented and reviewed by the board. **Motion:** Motion to approve the Financials through April 30, 2015 as presented. (Adkins; Beem; passed)

4. Old Business:

- a. Neighborhood contact list completed and distributed.
- b. Steven reviewed findings about how the street was constructed. Roadway should last 25 to 30 years if maintained.
- c. TMS is scheduled to trim the Pond 4 bioswale the first Thursday of each month through the grow season.
- d. Intermountain Property Services is repairing the finial.
- e. Light fixture will be repaired by 6.6.2015.

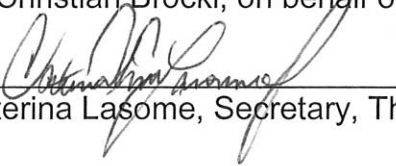
5. New Business:

- a. **Maintenance.** Clean up of lots and common areas. Common area maintenance and vacant lot maintenance was discussed.
- b. **Landscape Proposals.** 3 bids were presented for rehabilitation of the traffic circles and area behind the gates at the entrance. **Motion:** Motion was made to accept the bid from Franz Witte at a cost of \$4500. (Adkins; Beem; passed). Board would like to look into a monthly contract with Franz Witte for maintenance.
- c. **Seal Coat Project.** 3 bids were presented for the Seal Coat of the West Rivermont in the Island. **Motion:** Motion was made to accept bid from Curtiss Clean Sweep at a cost of \$3,665.40. (Meyer; Lasome; passed).
- d. **Collections.** Christian presented a proposal from Vial Fotheringham to perform collections work on behalf of the association. The board elected to postpone a decision until a later date.
- e. **Trail and Parking lot.** Christian reviewed the City of Eagle presentation that was made to the Two Rivers Board of Directors.
- f. **Reserve Study.** Steven reviewed the current state of the Reserve Study and future cost differences in light of current costs versus realistic or inflated costs.

6. Next Meetings: Third Tuesdays Quarterly.
Tuesday September 22, 2015, 7:00 pm – Two Rivers Clubhouse.
Tuesday November 17, 2015, 7:00 pm – Two Rivers Clubhouse.
Tuesday January 19, 2016, 7:00 pm – Two Rivers Clubhouse.

Adjournment: Motion: Motion to adjourn meeting was made. (Beem; Adkins; passed).
Meeting Adjourned at 8:30pm.

The minutes of the June 3, 2015 Board of Directors meeting are respectfully submitted
by Christian Brockl, on behalf of Caterina Lasome.



Caterina Lasome, Secretary, The Island at Two Rivers

The Island at Two Rivers

June Action Items:

- Authorize Franz Witte. Get contract to Steven to be signed. (Steven)
- Look into Monthly Maintenance Services Contract with Franz Witte (Steven)
- Authorize Curtiss Clean Sweep and schedule. (Christian)
- Send Caterina phone number for Rachel from Bakers office. (Christian)
- Contact Sterling about spraying pavement. (Christian)
- Contact Stonehenge about sand in between pavers. (Christian)
- Look into locking gates for 24 hour period. (Christian)
- Talk to TMS about spraying top of Waterfall 12 and Waterfall 17.