

The Island at Two Rivers Homeowners Association
Board of Directors Meeting
Minutes
November 17, 2015 7:00 PM

Present: Board Members: Steven McLaws, Jennifer Meyer, Eric Beem, Jack Adkins, 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. **Motion:** A motion as made to begin the meeting. (Beem; Lasome; passed.)

2. Minutes: Minutes from the September 22, 2015 Board of Directors meeting were read and reviewed. **Motion:** A motion to approve the minutes as written was made. (Adkins; Lasome; passed.)

3. Landscape Contract Renewal: The board was presented with Franz Witte's Contract for Landscaping in 2016. **Motion:** A Motion was made to accept Franz Witte's Contract for the Island Landscape in 2016 at \$1100.00. (Meyer; Adkins; passed.)

4. Main Two River HOA Board Activities Report:

- a. Parking Lot / walking path proposal with the city of Eagle. Tabled until end of meeting.
- b. River walking path. Tabled until end of meeting.
- c. Empty lot maintenance. Board would like to have the owners of vacant lots get one more letter about installing bollard, posts, or trees/shrubs to block non-owner access. Ask owners to restrict access by creating blockage thereby minimizing dirt and debris onto Rivermont Lane.

5. New Business/ Discussion Items:

- a. **Precision Iron Work bid.** Board reviewed the bid for the installation of gates for the walking entrances to the Island. Board will also get bids for the necessary combination locks for gates (check with Zanecki). Board will also evaluate other companies capable of providing competitive bids for the gates. Get vendor info from precision locks.
- b. **End of year planning.** Key dates and activities for the Board were reviewed.
- c. **Insurance Renewal.** Keep Insurance as is.
- d. **Tax Preparation Requirements.** Management to send suggestions.
- e. **Lights on entrance Key Pads.** Management to get numbers and options to ensure the keypad is illuminated.
- f. **Halloween 2016, gates open.** Have gates open 5:30pm - 8:00pm for future dates.
- g. **Landscape Promises.** Have Two Rivers HOA Landscape Committee attend next meeting in January to talk about wetland services and placement of boulders in/around old waterfall #12 location.

6. Financials: Treasurer, Eric Beem, reported on the financials for The Island.

- a. Financials through October 31, 2015 were presented and reviewed. **Motion:** A motion to approve the Financials through October 31, 2015 as presented was made. (Meyer; Adkins; passed.)
- b. 2016 Operating Budget. Treasurer presented a 2016 Operating Budget. **Motion:** After significant discussion and evaluation of options, a motion was made to

accept the budget as presented with a \$60.00 per quarter increase bringing dues to 300.00 per quarter. (Adkins; McLaws; passed.)

7. River Trail and the City of Eagle: Guests Victor Miller and Kevin Zasio stopped in to report on the River Trail at **8:10 pm**. Both guests left at **9:25 pm**.

8. Adjournment: Motion: A motion to adjourn meeting was made. (Lasome; Meyer; passed.) Meeting adjourned at 9:40 pm.

9. Next Meetings: Every other month on the third Tuesday at 7:00pm.
Tuesday January 19, 2016, 7:00 pm. Two Rivers Clubhouse.
Tuesday March 15, 2016, 7:00 pm. Annual meeting.
Tuesday March 15, 2016, 8:00 pm. Two Rivers Clubhouse.
Tuesday May 17, 2016, 7:00 pm. Two Rivers Clubhouse.
Tuesday July 19, 2016, 7:00 pm. Two Rivers Clubhouse.

The minutes of the November 17, 2015 Board of Directors meeting are respectfully submitted by Christian Brockl, on behalf of Caterina Lasome.



Caterina Lasome, Secretary, The Island at Two Rivers