

**The Island at Two Rivers Homeowners Association
Board of Directors Meeting
Minutes
January 19, 2016 6:30 PM**

1. Call to Order: The meeting was called to order at 6:28 pm by President Steven McLaws. **Motion:** A motion was made to begin the meeting. (Beem; Lasome; passed.)

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

Notice of Meeting: Notice of meeting was delivered via email on **1.11.2016**.

2. Minutes: Minutes from the November 17, 2015 Board of Directors meeting were read and reviewed. **Motion:** A motion to approve the minutes as written was made. (Beem; Adkins; passed.)

3. Financials: Treasurer Eric Beem presented the financials for December 31, 2015. **Motion:** A Motion was made to accept the December 2015 financials as presented. (Adkins; Lasome; passed.)

4. Management Report:

- a. **Taxes:** Motion to accept Eide Bailey to prepare for 2015 taxes for a fee of \$300. (McLaws; Beem; passed).
- b. **ACC Committee:** Board discussed newly formed ACC Committee. Board has made the decision to charge a \$750.00 dollar non-refundable fee to cover expenses associated with an independent contractor/architectural review. **Motion:** A motion was made to accept the change to the ACC form for the Island to add a non-refundable \$750.00 fee to accompany the \$2000.00 deposit (Adkins; Lasome; passed).
- c. **Pedestrian Gates:** Management presented three bids for Installation of Pedestrian gates to restrict access at the entrances. Prices ranged from \$7000 – \$11,600. Board tabled discussion on pedestrian gates for a later date.

5. Main Two River HOA Board Activities Report:

- a. Report accepted as discussed.

6. New Business/ Discussion Items:

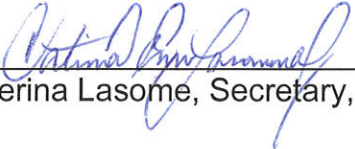
- a. **Parking Lot / Walking Path proposal.** A proposal to turn over maintenance of the river trail to the City of Eagle was made to the Two Rivers Board of Directors. The Board formed an Ad-hoc committee of Sub-Associations to review the proposal. The committee's suggestion to the Two Rivers Board was to reject the proposal from the City of Eagle. The Board accepted the committee's suggestion and rejected the proposal from the City.
- b. **299 W Rivermont Lane.** Sidewalk in front of home is cracked. Board desires to have sidewalk fixed by the homeowner. Send a letter to homeowner to fix the sidewalk with 30 day notice.
- c. **Liability/D&O Insurance:** Discussed competitive insurance bid and decided to remain with current insurance provider.

7. Adjournment: Motion: A motion to adjourn the meeting was made. (Lasome; McLaws; passed.) Meeting adjourned at 7:25 pm.

8. Next Meetings: Every other month on the third Tuesday at 6:30 pm.

Tuesday March 15, 2016, 6:30 pm.	Annual meeting.
Tuesday March 15, 2016, 8:00 pm.	Board of Directors Meeting.
Tuesday May 17, 2016 6:30pm.	Two Rivers Clubhouse.
Tuesday July 19, 2016, 6:30 pm.	Two Rivers Clubhouse.

The minutes of the January 19, 2016. Board of Directors meeting are respectfully submitted by Christian Brockl, on behalf of Caterina Lasome.



Caterina Lasome, Secretary, The Island at Two Rivers