

**The Island at Two Rivers Homeowners Association**  
**Board of Directors Meeting**  
**Minutes**  
**May 17, 2016 6:00 PM**

**1. Call to Order:** The meeting was called to order at 6:00 pm by President Steven McLaws.

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

**Notice of Meeting:** Notice of meeting was delivered via email on **5.11.2016**.

**2. Minutes:** Minutes from the March 15, 2016 Board of Directors meeting were reviewed. **Motion:** A motion to approve the minutes as written was made. (Adkins; McLaws; passed.)

**3. Financials:** Treasurer Eric Beem provided in advance the financials for February 29, 2016. **Motion:** A motion was made to move \$40,000 into an ICCU 1 year CD with an annual yield of 1.5%. (Adkins; McLaws; passed)

**Accounts in Arears:** One homeowner is behind in dues for over a year. Intent to lien was filed in 8/26/2015. **Motion:** Motion was made to sign CFE with Vial Fotheringham and have Vial Fotheringham process collections. (Adkins; Lasome; passed)

**Motion:** A Motion was made to accept the April financials as presented. (Adkins; Lasome; passed.)

**4. Old Business:**

Caterina Lasome queried all Island homeowners about their willingness to move to paperless communication for routine items. 100% of homeowners supported this proposal. Approved and accepted for routine communications. Sensitive communications will continue to be handled by hard copy/mailed service.

**5. New Business:**

- a. **Security gate code:** At this time, the Board determined no policy was needed for the gate and any code changes. This will be handled by routine paperless communication.
- b. **Pedestrian gate lock:** Board decided to change the code annually. The combination can/will be changed more frequently if deemed necessary.
- c. **Vacant lots:** All three vacant lots need weed control and upkeep. Christian will have Franz Witte look into controlling irrigation on vacant lots.
- d. **Bio swale.** The area behind the Healy's house needs clean up. Christian will call Alex to address concerns.
- e. **Small waterfall inside Island.** The waterfall needs to be cleaned. Christian will get a bid from Franz Witte.
- f. **Front entrance needs attention.** The waterfall at The Island entrance has plant materials growing on it. Christian will have Alex spend some time cleaning the waterfall.
- g. **Flowers/grass to front of Island.** Per Nancy Soares, additional plants are to be placed in front of the Island entrance as well as sod grass hear the walking

gates. Christian said this is due to be done within the next two weeks as planting within Two Rivers is completed. Continue to follow.

- h. **Area to right of entrance.** The grass in this area is not doing well. Christian will have Sterling look into getting this remediated.
- i. **ACC.** Jessica Hayhurst resigned as the Chair of the ACC. Steven McLaws will serve as the third member of this committee in the interim. Christian presented the Healy's ACC request (approved). The ACC approval for Janet Gorrings's new home remains incomplete. Steven will contact Janet about completing the paperwork that the ACC requested for their files that addressed drainage for lot.

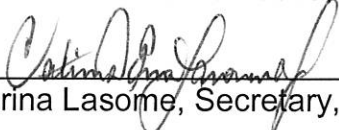
**6. Adjournment: 7:00 pm.** Motion to adjourn. **(Adkins; Lasome; Passed)**

**7. Next Meetings:** Every other month on the third Tuesday at 6:00 pm.

Tuesday July 19, 2016, 6:00pm. Two Rivers Clubhouse.

Tuesday September 20, 2016. 6:00pm. Two Rivers Clubhouse.

The minutes of the May 17, 2016. Board of Directors meeting are respectfully submitted by Christian Brockl on behalf of Caterina Lasome.

  
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Caterina Lasome, Secretary, the Island at Two Rivers

**May 2016 Task List.**

- **ICCU open CD with \$40,000 from reserves.**
- **Meet with Sterling**
- **Meeting with Franz Witte**
- **Seek replacement ACC committee Chair**