

The Island at Two Rivers Homeowners Association
Board of Directors Meeting
Minutes
September 27, 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, Eric Beem, and Caterina Lasome. Representing Sentry Management Christian Brockl.

Notice of Meeting: Notice of meeting was delivered via email on **9.20.2016**.

2. Minutes: Minutes from the May 17, 2016 Board of Directors meeting were reviewed.
Motion: A motion to approve the minutes as written was made. (Lasome; Adkins; passed.)

3. Financials: Treasurer Eric Beem reviewed the financials for August 31, 2016.
Motion: A motion was made to approve the financials as presented. (Lasome; McLaws; passed)

4. Old Business:

- a. Franz Witte checked all irrigation systems on empty lots (completed).
- b. Bio-swale cleaned out (completed).
- c. Small waterfall cleaned out (completed).
- d. Grass placement to right of entrance (completed).

5. New Business:

- a. **Mike Healy appointed as the ACC Chair.** The Board discussed the requirements and expectations of the ACC Chair position. All communications related to new construction or other requests will be handled by the Chair after input from the ACC. President McLaws will discuss expectations with Mike Healy. Mike Healy may set up a meeting with the TR Main HOA ACC to ensure consistency and input.
- b. **Island New Construction ACC Form.** Approved. **Motion:** Motion to not grant contingent approvals. (Lasome; McLaws; passed 3-1.) There will be the current four forms left as is.
- c. **Entrance Waterfall.** **Motion:** A Motion to approve work on the waterfall at the entrance at an approximate cost of \$225.00. (Beem; Adkins; passed)
- d. **Parking Lot update.** Mr. Flake, new owner in the Island, would volunteer legal services in getting parking lot removed.
- e. **Landscape review.** Christian will send out information to get bids for the Island HOA landscaping.
- f. **Concrete Curbing.** Getting prices on both roundabout concrete islands fixed. Due to the witnessed damage caused by builders for the two new home construction sites, fees may be assessed to defray the cost of repairs.
- g. **Notice of gate openings to homeowners.** Steven will be notified about gate openings whenever requests are made.
- h. **Opening gates for Halloween.** 5:30pm. to 8:00pm.
- i. **Road Sweeper Rivermont Lane.** Send Gorringer letter letting her know that on October 15, 2016 the streets will be cleaned and the cleaning will be charged

against her deposit if they are not cleaned prior to the date. Cleaning must include removal/mitigation of the oil leaks from trucks/equipment/trailers parked in/around the construction site.

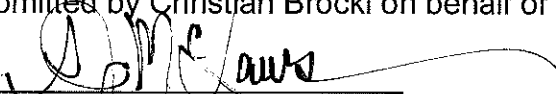
j. **Other business:**

- i. 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.
- ii. No updates to the SAFE list is needed at this time.

6. Adjournment: 7:30 pm. Motion to adjourn. (Lasome; Beem; Passed)

7. Next Meetings: Every other month on the third Tuesday at 6:00 pm.
November 15, 2016. 6:00 pm. Two Rivers Clubhouse.

The minutes of the September 27, 2016. Board of Directors meeting are respectfully submitted by Christian Brockl on behalf of Caterina Lasome.



Caterina Lasome, Secretary, the Island at Two Rivers