

The Pointe at Two Rivers Homeowners Association
Board of Directors Meeting
Minutes
January 20, 2015

Present: Board Members: Victor Miller, Tracey Walcott, Brian Burnett, Scott Keyser, guest Craig Kvamee, and by Phone David Zanecki. Representing Advantage Idaho Christian Brockl.

Landscape walk-through.

- Board met and walked the Pointe common areas with TMS.
- Ben Helton shared the ongoing plan for the Pointe common area landscape.
- Scott Keyser was added to the Landscape committee, and TMS was instructed to take instruction on further projects from the Landscape Committee, Scott Keyser, Jody Zanecki, and Craig Kvamme.

Call to Order: Meeting was called to order at 6:22 p.m. by President Victor Miller.

Minutes: Minutes from September 11, 2014 board meeting read and reviewed.

Motion: A motion to accept the September 11, 2014 minutes as written was made. (Miller; Burnett; passed)

Financials: Financials through December 31, 2014 were presented, read, and reviewed.

Motion: A motion to accept the 2014 financials as presented was made. (Walcott; Keyser; passed)

2015 Budget: A Final version of the 2015 budget and 2015 – 2019 fiscal projections were presented and discussed.

Motion: A motion was made to accept the 2015 budget as presented by Victor Miller. (Walcott; Keyser; passed)

Old Business:

ACC Report: 4 lots are under construction. All four lots are abiding by the ACC committee approved plans.

Landscape Update: Update occurred on walkthrough. TMS is contractor for 2015 and has begun major clean-up of subdivision.

Eagle Sewer Project:

- By the middle of February Star Construction hopes to have concluded the portion of work relating to the easement behind the Pointe.
- Irrigation repair to be followed and reported on by Advantage Idaho.
- Electrical repair to be followed by Advantage Idaho.
- Christian to meet with Starr Construction After February 19, and inform the board of developments.

New Business:

Pumps and Waterfalls:

- All waterfalls and pumps will remain off until water levels raise. Possibly April or May. Water levels in the Pointe ponds are still too low to begin using waterfalls.

Door to Door meeting with neighbors:

- The majority of the board was not interested in going door to door to meet neighbors and discover neighborhood concerns.

Conflict of Interest Discussion: Scott Keyser raised a question as to whether or not Victor Miller serving as Pointe President and Two Rivers Board President raised a conflict of interest for Victor as Pointe president. The board discussed at length.


Motion: A motion was made to remove Victor Miller as President of the Pointe HOA. (Keyser; Walcott; 2-3 motion failed.)

Adjournement: Meeting Adjourned at 7:55 p.m.

Next meetings: Future Meetings are scheduled on the Third Tuesday quarterly.

- April 21, 2015. Time 6:30 p.m. Location TBD.
- June 16, 2015 Time 6:30 p.m. Location TBD.
- September 15, 2015. Time 6:30 p.m. Location TBD.
- December 3, 2015 Annual Meeting. Time 6:30 p.m. Location Two Rivers Clubhouse.
- December 3, 2015 Board of Directors Meeting following Annual Meeting.

The minutes of the January 20, 2015 meeting are respectfully prepared and submitted by Christian Brockl, on behalf of the Secretary of The Pointe at Two Rivers Board.



Brian Burnett
Secretary, the Pointe at Two Rivers
Subdivision Homeowners Association, Inc.