

**The Pointe at Two Rivers Homeowners Association
Special Meeting of the Board of Directors
Minutes
March 11, 2015**

Present: Board Members: Victor Miller, Dave Zanecki, Tracey Walcott, Brian Burnett, Scott Keyser, and guest Craig Kvamee, Landscape Committee Chair. Representing Sentry Management Christian Brockl.

Call to Order: Meeting was called to order at 7:35 p.m. by President Victor Miller.

Old Business:

TMS Contract:

Victor Miller reviewed spending on Landscape to date.

- Landscape spending since October 2014 is up 115%.
- In November 2014 a letter was sent to homeowners with budget and spending projections for 2015.
- As of meeting date, 3.11.2015, Landscape is \$1576 over budget.
- Pond 9 work was not added to TMS contract between \$6,000-\$12,000 of work.
- Phase 1. On Thursday February 26, 2015 the board was presented and approved Phase 1, of TMS' three phase plan for landscaping with a vote of 3-2 via email.

The board of directors discussed landscaping changes, costs, and expectations. No final decision was made. **Motion:** Motion was made to hold a special meeting of the membership to deviate from and change the budget and landscape plan. **(No second, no vote taken.)**

New Business:

1169 W Shearwater Lane: Gann construction has hooked up electrical lines to the Pointe owned meter at the front of the Centers Property with in the Pond Easement. Gann Contrcution is running house electrical as well as electricity for a portable office located at the front of the property.

- Christian to track all invoices from Idaho power from October 22, 2014, when electrical was broken by Star Construction, through present and until electrical is unhooked.
- Dave will speak to onsite foreman regarding electrical.
- Christian to contact Jake Centers about electrical.
- Board can use money from construction deposit to collect on electrical costs at the end of the construction project if Centers is unwilling to settle.

Eagle Sewer Project:

- Star Construction has concluded work in the Sewer Easement.
- Star Construction has installed new 4" Irrigation line.
- Star Construction has installed grey 3" Conduit from Waterfall junction box to pond esasement line.
- Star Construction has brough up old line and new conduit into same hole.
- Christian to obtain 1 bid from independent contractor.
- Scott Keyser to obtain a bid from contractor.

Adjournement: Meeting Adjourned at 9:15 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 March 11 Special meeting are respectfully prepared and submitted by Christian Brockl, on behalf of the Secretary of The Pointe at Two Rivers Board.

A handwritten signature in black ink, appearing to read "Brian Burnett", written over a horizontal line.

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