

The Pointe at Two Rivers Homeowners Association
Board of Directors
Minutes
November 10, 2015

Present: Board Members: Victor Miller, Dave Zanecki, Scott Keyser, Tracey Walcott, and Craig Kvamme. Representing Sentry Management Christian Brockl.

Notice of Meeting: Notice of meeting was sent by email on Wednesday November 4, 2015.

Call to Order: Meeting was called to order at 7:00 p.m. by President Victor Miller.

Minutes: Minutes from September 23, 2015 were read and reviewed. **Motion:** A motion was made to accept the September 23, 2015 meeting minutes as written. **(Miller; Walcott; passed)**

Financials: Financials through October 31, 2015 were presented and reviewed by Tracey Walcott. **Motion:** A motion was made to accept the financials as presented through October 31, 2015. **(Miller ;Keyser; passed)**

Old Business:

- All old business was discussed and accepted as completed.

New Business:

- a. **Annual Meeting:** Decemeber 3, 2015. Notice will be mailed on the November 12, 2015.
- b. **Gate Code Policy:** Management presented a revised gate code policy. **Motion:** A motion to accept the gate code policy as presented was made. **(Miller; Walcott; passed)**
- c. **Easement Area:** An area of the Pointe HOA bordering the Main Association along the Tesoro Trail was left unfenced by the developer. The access to the Pointe Pond creates a very dangerous situation that could result in drowning or injury. **Motion:** A motion was made to install a fence and accept the bid from Boise River at a cost of \$2222.00. **(Miller; Keyser;passed)** **Motion:** A motion to spend up to \$800.00, to reimburse Tracey Walcott for \$550.00 and second homeowner if needed for the clean-up of the easement area was made. **(Miller; Zanecki; passed)**
- d. **2016 Budget:** Discussion will take place online after the meeting and the contractors are chosen.
- e. **2016 Proposed Landscape and Water Contractors.**
 - 7:30 pm. Cutting Edge.** Ben Helton presented Cutting Edge's bid of \$47,760 total. \$24,760 in Landscape and \$23,000 for ponds. Two year contract would be adding a second year at same cost and the addition of trees.
 - 7:50 pm. Aloha Landscaping.** Steve Pietro and Michael Addis presented Alohas' bid for landscape services for \$24,769.83 for Landscape only. In Boise for a decade. 30 employees. Hobble creek, Banbury Meadows, and the Legends are all clients.
 - 8:10 pm. Sterling Landscape.** Kenny Strauss and Alex Hazeltine presented Sterling's bid of \$40,176 for landscape services with the inclusion of Aquatechnex's bid of \$44,000 for Pond work.
 - 8:30 pm. Franz Witte.** Joe Gruber presented a bid from Franz Witte in the Amount of \$20,580.00 for Landscape services with the inclusion of N.C. Services bid of \$20,000 for Pond Work.
 - 8:50 pm. Aqua Technex.** Brandon Watson District manager and Trent, site manager and biologist presented two plans for the treatment of the Pointe water in the amounts of \$36,000 (plan A) and \$30,100 (plan B).
 - 9:10 pm. Pond Pros.** Victor Roberts presented a bid in the amount of \$26,250.00 to treat the ponds in the Pointe.

Motion: A motion was made to employ Franz Witte to care for the landscaping for 2 years starting in 2016-2017 and continuing for 2017-2018. **(Miller; Keyser; passed)**

Motion: A motion was made to employ Aqua Technex for their plan B Pond Maintenance package. **(Miller; Walcott; passed).**

- f. **Burgess Pump Bid: Tracey Walcott recused himself from the discussion due to conflict of interest.** A bid to replace pumps at the entrance to the Pointe was made. Two Pumps will be replaced for \$4,637.20 half paid by the Main Two Rivers HOA and half paid by the Pointe HOA. **Motion:** A motion to accept the bid as presented was made. **(Miller; Keyser; passed 4-0)**
- g. **Waterfall run times.** The board discussed changing the run times of the waterfalls in the Pointe HOA.
- a. Main entrances will be changed to 7:00 am to 11:00pm. This includes the waterfall on South Heron Pointe Lane as you leave the Pointe.
 - b. Interior waterfalls will be changed to a new schedule. On 7:00 am to 10:00 am. Off from 10:00am – 3:00pm. On 3:00 pm to 10:00 pm. Off 10:00pm until 7:00am. **Motion:** A motion was made to change run times on waterfalls to reflect the new proposed schedule as outlined was made. **(Miller; Keyser; 4-1 passed.)**

Adjournment: Meeting Adjourned at 10:54 p.m.

Next meetings:

- **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 November Meeting are respectfully prepared and submitted by Christian Brockl, on behalf of the Secretary of the Pointe at Two Rivers Board.


on behalf of _____
Craig Kvamme, Secretary, the Pointe at Two Rivers Homeowners Association, Inc.

September Task List:

Annual Meeting – Prep work for December Annual Meeting
Inform Contractors of Bid acceptance.
Change waterfall timers.