

**The Pointe at Two Rivers Homeowners Association**  
**Board of Directors**  
**Minutes**  
**September 23, 2015**

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

**Call to Order:** Meeting was called to order at 7:05 p.m. by President Victor Miller.

**Minutes:** Minutes from July 28, 2015 were read and reviewed. **Motion:** A motion was made to accept the July 28, 2015 meeting minutes as written. **(Miller; Keyser; passed)**

**Old Business:**

- a. **Overwatering:** 978 W Two Rivers Lane. Board will send a letter to all neighbors along The Two Rivers Lane asking that neighbors remediate the issue. **Motion:** A motion was made to send letter to Two Rivers Lane Owners. **(Zanecki; Kvamme; passed.)**
- b. **Schematics for waterfalls:** Christian to authorize Stonehenge to begin creating schematics of waterfalls.
- c. **Stonehenge Landscaping Bids.** Two bids from Stonehenge were reviewed. **Motion:** A Motion was made to approve \$1650 to repair waterfall at back of Mace road entrance. **(Miller; Zanecki; passed.)** **Motion:** A Motion to approve the \$925 bid to repair leaking water fall in common area after confirming need with Burgess pumps. **(Miller; Zanecki; passed.)**

**New Business:**

- d. **Jake Centers Wall project.** Jake Centers, a homeowner, joined the meeting to answer questions about a proposed wall construction project in the Pointe Common area. The Board will get bids for tree removals. Jake has agreed to maintain the wall if damaged. **Motion:** A motion to approve Jake's wall proposal as proposed, with Smith's acceptance was made. **(Miller; Zanecki; passed.)**
  - a. Management to Create maintenance agreement between Pointe board and Jake.
- e. **Gate code policy:** Will be rewritten and gate code policy changed. Codes will be changed to pedestrian gates at same time in December Meeting.
- f. **RFB.** Board reviewed RFB. Management to send to contractors. **Motion:** A motion was made to have Management send bid to 4 companies to bid landscaping and water. Management to ask 3 companies to bid just water. Landscaping companies to include: Sterling, TMS, Franz Witte, and Aloha. Water only companies to include: Aquatechnix, Pond Pros, and N.C. Services. **(Miller; Kvamme; passed.)**
- g. **Christmas Lights.** 1530.00 budget for lights. Get bid from Sterling to put up and take down lights.
- h. **Annual Meeting.** Board finalized date for Annual meeting. Thursday December 3, 2015, 6:30 with Board meeting following.

**Financials:** August Financials were read and reviewed by Tracey Walcott, treasurer. **Motion:** A Motion was made to approve the August Financials as presented. **(Miller; Walcott; passed)**

**Adjournment:** Meeting Adjourned at 8:20 p.m.

**Next meetings:**

- **November 10, 2015.** Board of Directors meeting 7:00 pm.
- **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 September Meeting are respectfully prepared and submitted by Christian Brockl, on behalf of the Secretary of the Pointe at Two Rivers Board.



Craig Kvamme, Secretary, the Pointe at Two Rivers Homeowners Association, Inc.

**September Task List:**

Send letter to Owners on Two Rivers Lane.

Authorize Stonehenge to create schematics of all waterfall operations.

Authorize Stonehenge to fix waterfall on back of Mace road entrance.

Authorize Stonehenge to concrete waterfall on Pond 12 after meeting with Burgess Pumps.

Create Maintenance agreement between Pointe and Centers

Send RFB to contractors listed in Minutes.

Rewrite Gate Code Policy

Annual Meeting – Prep work for November Meeting

Bring proposed budget to November meeting.