

**Two Rivers Homeowners Association  
Board of Directors Meeting Minutes  
November 18, 2019**

**Present:** Board members: Kevin Zasio, Joe Mueller, Brandon Juarez, Kay Peterson and Steve Clements. Jennifer Meyer arrived at 9:20

**Sentry Management:** Representing Sentry Management was Michelle Antonov.

**Homeowners present:** None

**Call to Order:** The meeting was called to order at 9:00 a.m. by President Kevin Zasio

**Notice of Meeting:** Notice of meeting was sent on November 10, 2019, via email

**Homeowner Forum:** N/A

**Minutes:** Minutes from the October 22, 2019 meeting were reviewed found to not be sufficient and lacking information. Amendments made. **Motion:** A Motion to approve the minutes from the October 22, meeting was made. (Meyer; Peterson; passed)

**Financials:** Jennifer reviewed the October Financials. Information on COA 1107 is not current and needs to be updated. **Escrow account needs to be reconciled and deposits that are no longer eligible for retention need to be returned.** **Motion:** Motion was made to approve the October Financials as presented. (Clements; Peterson; passed)

A clerical error was made by Sentry and the coupons for the 2020 calendar year did not go out with the 4% assessment increase incorporated. **Management to send an email informing the homeowners of the mistake and Sentry to resend the coupons with the proper amount reflected**

**Manager's Report:** Management report included in packet

- **Upgrade on Tennis Courts.** Completed with the exception of a gate closing mechanism installation; Management contacted Intermountain. **Management will arrange for new cards to homeowners. Notice to go out that system has been updated**

**Old Business:**

- **Tree Update:** Nothing to update. Budget for 2020 is \$85,000
- **Berm Rehabilitation project update:** estimated that 25% of trees will be removed
- **Stump Removal:** nothing to update at this time
- **City of Eagle lawsuit appeal:** Kevin reported on current status. A motion for completion was previously passed however, all that will be done at this time is asphalt removal, tentatively in January. Further work to be determined in the Spring.
- **The Board would like an update on the pump house roof**

**New Business:**

- **Snow removal contract:** **Two more bids needed, Management to contact Summer Lawns and one other**

- **Landscape budget increase:** 10% implemented
- **Bids needed for repair of pool plaster and tiles**
- **City of Eagle tree removal ordinance:** Discussed
- **S. Channel Cottonwood Hazard:** tree taken down tree/\$500. Management to issue payment as soon as invoice is received
- **Boise dike water diversion** bid from Dave Vincen reviewed. Management to contact Rock Placing company for additional bid. Head gate also servicing Mace; cost sharing may be required.
- **Christmas Party:** Santa arranged. Potluck/Party scheduled for 6 pm 12/13/19

**Committee Reports:**

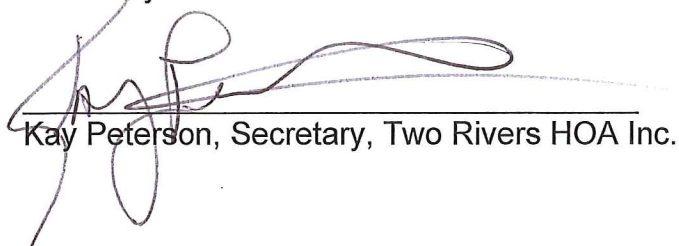
- **ACC:** Steve reported on the few projects. Homeowner on Arbor Island needed definition between her property and common area. Homeowner on Rivermont submitted app to build 4 ft rod iron fence/approved.
- **Landscape Committee Report:** May need some pond and waterfall repairs. Not currently specific budgeted funds for this but funds from landscape maintenance can be used if necessary
- **Security:** Joe reported on the security in the neighborhood; focusing on Prime trucks to prevent package theft

**Reports on any local association activities of interest to the board and association:**

- **Streams:** Steve reported on Streams activities.
- **Island:** Jennifer reported on Island activities.
- **Pointe:** No report.

**Meeting Adjournment:** The Meeting adjourned at 11:17 a.m. **Motion:** Motion to adjourn the meeting was made. (Mueller; Kvamme; passed).

Prepared and respectfully submitted by Michelle Antonov, on behalf of Kay Peterson, Secretary of The Two Rivers Home Owners Association Inc.



Kay Peterson, Secretary, Two Rivers HOA Inc.