

**Two Rivers Home Owners Association
Board of Directors Meeting
Minutes
August 19, 2015**

Present: Board members: Victor Miller, Jack Adkins, Lorena Ott (departed at 9:05pm), Darrin Pampaian (departed at 8:45pm), Nancy Soares, Bob Fontaine, Tom Schowalter; representing Sentry Management was Christian Brockl. Guests: Gary Riggs; Dr. Randy Burr; Alex Hazeltene from Sterling

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

Minutes: Minutes from the June 18, 2015 Board of Directors meeting were read and reviewed by Lorena Ott. **Motion:** A motion was made to accept the minutes as presented. (Schowalter; Miller; passed)

Financials: July financials were presented and reviewed by Treasurer Jack Adkins. Mutual of Omaha CD was opened with \$245,000 from reserves. P&L is in good shape and Treasurer is happy with Year to date financials. **Motion:** A motion was made to accept financials as presented. (Miller; Fontaine; passed).

- Transfer to Reserves. Board discussed a transfer of 10,000 from operating to reserves. **Motion:** A Motion was made to move \$10,000 from operating account into reserve account. (Miller; Soares; passed)

Guests: Mr. Gary Riggs who resides at 1244 S. Lake Pointe Way joined the meeting to discuss the common area directly behind 1266 S. Lake Pointe Way. The common area was improperly fertilized in the Spring by the owner, Mr. Kochergin; then, was also fertilized by HOA contractor Sterling Landscape. Common area grass died. Weeds now occupy the area. Soil sample shows very high levels of organic material, nitrates and magnesium, all indicative of too much fertilizer. Plan of Action: bids from Sterling Landscape to rehabilitate the area; email vote on the best course of action. Alex Hazeltene discussed possible rehabilitation plan and final BID to be submitted by August 20th.

Management Report: Accepted as presented.

- Washington Federal Resolution: Management presented a resolution to add and remove signors at Washington Federal Bank, and to change the managing agent from Advantage Idaho to Sentry Management for the Two Rivers HOA. **Motion:** A Motion was made to adopt the resolution as presented. (Schowalter; Adkins; passed)

Old Business:

- **Waterfall 12:** Board discussed the removal of Waterfall 12. In March of 2015 a decision was made to restart waterfall 12. The Rivermoor HOA appealed the decision. Rivermoor Board President sent a letter, via email, to TR Board representing Rivermoor's residents' unanimous position to remove Waterfall 12.

Motion: A motion was made to have waterfall 12 removed and the area landscaped to match the natural habitat, by Stonehenge Landscaping. (Schowalter; Soares; passed 6-0 one abstention Ott)

- **Security Cameras Clubhouse:** Management presented estimates to have cameras installed in the Two Rivers Clubhouse. Discussion tabled while management gets more information.
- **Security Cameras Entrance:** Sentry presented estimates to install cameras at the main and south entrances of Two Rivers Subdivision. **Motion:** A motion was made to not pursue or install cameras. (Ott; Pampaian; passed.)
- **Public Access** – No report.

New Business:

- CC&R violation letters update: Sentry updated the board on the two letter process for CC&R violations.

Operations:

- **Water Purchase:** Board decided via email vote to purchase 100 acre feet of water from Water District 63 at a cost of \$1700. **Motion:** A Motion was made to ratify the email decision to purchase water. (Miller; Adkins; passed)
- **Pool Attendant for 2016:** Board will budget for and employ a pool attendant in 2016. Board will decide on the role of the individual in March – April of 2016.
- **Waterfall 3:** Multiple bids were presented for the repair of Waterfall 3 next to the clubhouse. **Motion:** A motion was made to employ Dan's Pump to make necessary repairs to waterfall 3. (Miller; Soares; passed)

Committee Reports:

- **Landscape Committee:**
 - South Channel Wetland Trees: Wetland trees fell in a windstorm. Landscape tree budget has been exhausted for 2015. Nancy presented several bids for removal. **Motion:** A motion to remove the trees in the wetlands, by TMS, at a cost of \$1,700.00. (Miller; Pampaian; passed)
 - Wetlands – Nancy will increase mowing in wetlands from 4 to 6 mows in 2016.
- **ACC:**
 - Discussion on missing lamppost and parking strip trees. Original homeowner landscape plan should be checked for verification.
 - Pavers at Island woods entrance are scheduled to be fixed on Monday or Tuesday. Contractor to contact Christian to get water shut off.
 - Tennis courts and basketball court. Tom was only able to acquire one bid for sealing and painting lines on the basketball court and tennis court from Cascade. Estimate is \$5500 for the basketball court and \$6800 for tennis courts. **Motion:** A motion was made to employ Cascade to do the work in the spring of 2016. (Miller; Ott; passed.)
- **Ponds and Shorelines:** No report.

Next Meetings:

Board of Directors Meeting. Thursday, September 10, 2015, 7:00 pm.

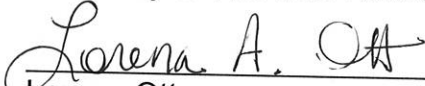
Town Hall Meeting. Thursday, October 8, 2015, 7:00pm.

Board of Directors Meeting. Thursday, October 8, 2015, following the Town Hall Meeting.

Board of Directors Meeting. Thursday, November 12, 2015 7:00pm.

Meeting Adjournment: The Meeting adjourned at 9:25 p.m.

Prepared and respectfully submitted by Christian Brockl, on behalf of Lorena Ott, Secretary of The Two Rivers Home Owners Association Inc.



Lorena Ott,
Secretary Two Rivers HOA Inc.

Two Rivers August 2015 Task List

- Before November get prices to install a head gate for the main Pumps and vault located at the Clubhouse. (Christian)
- Look into Collections and Payment Plans. (Christian)
- Move \$10,000 from Operation into Reserve. (Christian)
- Look into cost of Flat Screens for the clubhouse. (Christian)
- Check into insurance rebate for having cameras installed and deductible on insurance policy for clubhouse. (Christian)
- Reminder to Islands Owners in Spring not to cut Grasses in wetlands (Christian)
- Move basketball courts and Tennis courts to 2016 budget. (Jack)
- Send Mr. Riggs letter of decided Action Plan. (Christian)
- Add bids to September Agenda. (Christian)
- Authorize Stonehenge Landscape. (Christian)
- Authorize Dan's Pump to begin. (Christian)
- Notify Will Smoke down trees are scheduled. (Christian)
- Schedule TMS. (Christian)