

**Two Rivers Home Owners Association
Board of Directors Meeting
Minutes
June 18, 2015**

Present: Board members: Victor Miller, Jack Adkins, Lorena Ott, Darrin Pampaian, Nancy Soares, Bob Fontaine, Tom Schowalter; and by phone Dennis Dillon. Representing Sentry Management was Christian Brockl.

Call to Order: The meeting was called to order at 7:03 p.m. by President Victor Miller.

Minutes: Minutes from the May 14, 2015 Board of Directors meeting were read and reviewed by Lorena Ott. **Motion:** A motion was made to accept the minutes as presented. (Pampaian; Ott; passed 6-1, 1 abstention.)

Financials: May Financials were presented and reviewed by Treasurer Jack Adkins. **Motion:** A motion was made accept Financials as presented. (Miller; Fontaine; passed).
Reinvestment of CDs: The Board discussed the current Board Investment Policy and discussed options. **Motion:** A Motion was made to have the president, vice president and treasurer designated to open new accounts, with Board approval, for reinvestment of the recently cashed CDs. (Miller; Dillon; passed)

Management Report: Management reported on the state of several CCR violations and updated the board on landscape projects and other items.

- **Homeowner on Pond 14.** A homeowner on Pond 14 emptied their pool onto their lawns and common area. The area is completely burned and sterilized. Soil samples have been taken to confirm pool water. Letters will be sent with a June 29th deadline.
- **Homeowner near the Osprey entrance:** A W. Headwaters homeowner barked the common area, near the Osprey entrance of Two Rivers. The board would like a letter to be sent to the homeowner to remove the bark.

Old Business:

- All old business, unless listed below, was accepted as completed.
- **Playground Options:** Management presented a bid from Stonehenge Landscaping for 3,482.00 to remove the gravel and border where the playground used to be, and an Estimate for \$48,000 to install a new structure. The board tabled the decision until the October Town Hall, when the community can have a voice in the decision. Tom and Lorena to spearhead committee.
- **Waterfall 12:** Rivermoor/Island HOAs have been granted another extension of July 10, 2015. Dennis Dillon and Jack Adkins will submit signed letters releasing the Two Rivers HOA from liability of the homeowners/lot owners (5 total) with direct view of waterfall 12, as part of the appeal processes, by July 10, 2015.

- **Security Camera:** Three companies were asked to submit bids on installing cameras in two rivers. Two have stepped away, and management is awaiting one bid. Dennis Dillon to provide contacts for security camera bids.
- **City of Eagle:** Lorena shared answers with the board regarding the City of Eagle Operation and Maintenance Agreement. See responses in red from Mike Aho below:
 1. *You mentioned, in your presentation, the trail would still be owned by the Two Rivers HOA. The HOA would have an Operation and Maintenance Agreement with the City of Eagle. Would this also apply to the parking lot? Or is the City of Eagle looking to purchase the parking lot or having the HOA deed the property to the city?*
 The Maintenance Agreement would apply to both the pathway and the parking area. The City would request a license agreement to jointly use the parking area during the term that the Maintenance Agreement would be in effect.
 2. *Would the posting of the Idaho Code Signs 18-7011, to prevent trespassers off the trail, also be applicable and enforceable for the parking lot?*
 A similar sign could be used for the parking lot to communicate with the public that the parking lot is owned by the HOA and shared with the public but the remaining area is private property not open to the public.
 3. *Could the trail and parking lot have restricted use from dawn to dusk? Since there are residential homes in both areas.*
 This would need to be a City Council decision but I would support it since it is a recreation trail and not a commuter route like the north bank of the Boise River Green Belt trail
 4. *Can an Operation and Maintenance Agreement only be for the trail or is the parking lot part of the package? The HOA Board realizes cars would be forced to park on the street.*
 See my answer to #1 above. Yes, the Maintenance Agreement could cover both the pathway and parking lot.
 5. *Signage was discussed at the meeting. The city has no plans of placing signs outside our neighborhood, on Eagle Road. Are there plans to place signs in any other location outside the neighborhood? The Board fully understands the public access trail will soon be on a map. At this time we do not have plans to do way finding signs on Eagle Road or anywhere else.*
 6. *Can the agreement be for a trial period of a year or two; then, be reevaluated to be renewed?*
 Yes, upon City Council approval of such terms. My Department does not oppose this.
 7. *Can you please provide a copy of the agreement, in writing, for the Board to review? How long will it take for the Board to receive this copy?*
 The Agreement would be drafted with the HOA's input and you would be allowed to review before signing.
 8. *Please provide a list of other neighborhoods with a City of Eagle Operation and Maintenance Agreement. Do you mind if the Board contacts them?*
 Attached is an agreement with Brookwood. The City will not discourage Two Rivers HOA from contacting any other HOA's and the City has no concern, however, there are not a lot of these agreements in place. Edgewood and Mace are both fairly new agreements so they may not have much to say but the HOA is more than welcome to contact them.
 9. *Is there a time frame in which the city needs the Board's decision?* No.
 10. *Would you be willing to come back and discuss The City of Eagle's master park/pathway plans with residents?* Yes

The board discussed at length the pros and cons of the city's proposal. Victor Miller wanted three points noted that would affect his decision and should affect the board's decision:

1. The city will install a sign on the easement without a decision or agreement.

2. There are no documents as to why the parking lot was built.
3. The economic benefits at this point do not make a good enough argument for Victor to accept the proposal from the city, until further information is provided by the city regarding expenses paid during a trail flood year.

Dennis Dillon informed the board that if the Board of Directors in any way accepted an agreement with the City of Eagle to maintain the public access trail, he and Rivermoor would seek legal action against the Board and anyone involved, including the City of Eagle. All discussion was tabled until the City of Eagle provides more information. The board would like Mike Aho to present, at the October Town Hall Meeting.

- **Motion:** A motion was made to have a town hall meeting and ask the homeowners what the entire association would like to do with the parking lot and trail. (Soares; Miller; passed 7-1)
- **Motion:** A motion was made to add the playground decision to the Town hall meeting. (Miller; Pampaian; passed)
- **Motion:** Transfer of Funds from Operating to Reserve:
A Motion was made to transfer \$25,000 from the operating into reserves. (Miller; Soares; passed)
- **Pavers:** Tom reported that TMS is not ACHD bonded vendor and cannot perform work on ACHD roads. Tom received another bid from Capital Landscape and is working on scheduling.

New Business:

- **Board Member Resignation** - Laurel Baker gave her resignation to President, Victor Miller. The board decided to seek candidates for main seat appointment, by sending out a letter to homeowners.

Operations:

- **Opening and Closing of Financial Accounts Board Resolution:** The board discussed how they would like to open and close reserve and operating accounts. **Motion:** A Motion was made to give the President, Vice-President, and Treasurer the ability to close and open accounts at the direction of the Board. (Ott; Dillon; passed)
- **Alarm Bid:** A bid from Crane Alarms was presented for the fire and security system at the Clubhouse. The board approved having the Fire Alarm portion installed and will explore having security cameras installed, instead of a burglar alarm. **Motion:** A motion was made to have Crane Alarm Activate, Monitor, and install Wireless fire monitoring, and inspect yearly at a total cost up front of \$1035 and monthly fee of \$35. (Miller; Adkins; passed)
- **Investment Funds:** Board discussed reserve investment possibilities and chose a 6 month Money Market account through Sentry Management/Mutual of Omaha at 1.4%. **Motion:** A motion was made to invest \$250,000 of reserves into Mutual of Omaha. (Miller; Dillon; passed.)

Committee Reports:

- **Landscaping:** Nancy reported that all landscaping is in good shape. Budget for non-contract and trees are dwindling, but she has held some tree budget in case of storms.
- **Ponds and shorelines:** Darrin reported that ponds are in good shape and he will get a bid from Stonehenge for some water storage solutions. TMS is in the last year of their current contract and The Pond committee will put together and RFP for 2016.

Next Meetings:

Board of Directors Meeting. Thursday, August 13, 2015, 7:00pm.

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

Town Hall Meeting. Thursday, October 10, 2015, 7:00pm.

Board of Directors Meeting. Thursday, October 10, 2015, following the Town Hall Meeting.

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

Meeting Adjournment: The Meeting adjourned at 9:11 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 June 2015 Task List

- In the fall get prices to install a head gate for the main Pumps and vault located at the Clubhouse. (Christian)
- Email reminder for homeowners about paying dues on time. (Christian)
- Look into Payment Plans on Aged Balance Sheet. (Christian)
- Price Gazebo, Price other options for playground area. (Tom and Lorena)
- Waterfall 12 letters from homeowners by July 10. (Dennis and Jack)
- Security Camera vendors to Christian (Dennis)
- Send CCR letters. (Christian)
- Send letter to homeowners about empty board seat. (Christian)
- Arrange Crane work (Christian)
- Check with Sentry on how to move money. (Christian)
- Get price and research moving water from Pond 14 to Pond 3. (Darrin)
- Check insurance about rebates for installing an Alarm in clubhouse.(Christian)
- Get numbers on video Surveillance for Clubhouse(Christian)
- Remove Long Range Financial from Committee reports. (Christian)