

**Two Rivers Home Owners Association  
Board of Directors Meeting  
Minutes  
March 12, 2015**

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

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

**Walking tour:** Jack Adkins and Victor Miller led a tour of the Two Rivers wet-land, mitigation area, Waterfall 12, and the IDT property located on Eagle Road. **Motion:** A Motion was made to activate Waterfall 12 in the wetlands, to set the clock to turn on and off the same as all other waterfalls, and have the waterfall cleaned up. (Ott; Miller; passed). **Motion:** a Motion was made to not exercise the purchase option on IDT property. (Schowalter; Soares; passed)

**Minutes:** Minutes from the February 12, 2015 Board of Directors meeting were read and reviewed. Page 2. Of the minutes contained an error regarding Pond Shoreline contract items. Contract item three was deleted from the minutes. **Motion:** A motion was made to accept the minutes as written with correction made. (Ott; Miller; passed).

**Financials:** February Financials were presented, read, and reviewed by Jack Adkins. **Motion:** A motion to accept the February Financials as presented was made. (Miller; Schowalter; passed)

**Management Report:** Christian reported on several items including CC&R enforcement, Clubhouse contract addendum, Waterfall 12 fountain costs of operation, collections, broken pavers on Channel, and proposed Dog waste Station costs.

- **Pavers. Motion:** A motion was made to have Tom Schowalter authorize \$4500.00 in Paver repair work, but to talk with TMS, Sterling, and Mace River Development, about the cost of repairing pavers as well as having Mace pay for part of the repairs. (Miller; Baker; passed)

**Old Business:**

- **January Items:** All Items from the January meeting and task list were completed.
- **Waterfall 12:** Decision to activate Waterfall 12 was reviewed with Dennis Dillon on the phone. **Motion:** A second Motion was made to activate waterfall Dawn until Dusk. (Miller; Soares; passed 8-1)
- **Website:** Laurel to look into updating website, if and when Two Rivers signs new contract with Sentry Management.

**New Business:**

- **Clubhouse: Rental costs and contracts tabled until later date.**

- **City of Eagle and Relationship with Two Rivers.** Item was discussed. Lorena to research. Further discussion was tabled until future meeting. **Motion:** A motion to remove the no-parking signs from the little parking lot by pond 5 and 6 was made. (Miller; Soares; passed)
- **Purchase of Rental Water:** The board discussed purchasing water from Water district 63. **Motion:** A Motion to purchase 200 acre feet of water at a price of \$3400.00 from Water District 63 was made. (Miller; Soares; passed)

#### Operations:

- **Review of Sterling Landscape:** All board members agree that as of March 12, 2015 Sterling was doing a superb job of getting the landscaping in order and cleaned up.
- **Certificate of deposits:** Jack Adkins and Victor Miller are looking into changing where Two Rivers has Certificate of Deposits. Jack Adkins disclosed that his wife is the CEO of TruGrocer Credit Union, but that rates with TruGrocer were better than anything on the market. Darrin Pampaian requested Jack Adkins be removed from any voting of TruGrocer Credit Union. Discussion and decision tabled until future meeting.
- (Bob Fontaine departed the meeting at 9:10 pm.)
- **Drought Management:** Two Rivers has no Drought management plan. Nancy and Bob to work together on a policy. Nancy to look into purchasing water rights from the River District.
- **Dog Waste Stations.** Christian brought prices for full services Waste Stations, garbage bags, cans, and signs. Board of directors requested Christian return with prices for Waste Stations without Garbage cans.
- **Pool key cards: Motion:** Motion to spend \$575.00 for a replacement box of pool key cards was made: (Miller; Soares; passed)

#### Committee Reports:

- **Landscape:** Landscape Chair discussed an area of concern common area in the Island/Two Rivers Drive. Landscape Committee requested Victor Miller to approach homeowner. Landscape committee is requesting to spend an additional \$300.00 on tree removal. **Motion:** A motion was made to allow Landscape chair to authorize Sterling to remove additional trees at the cost of \$300.00 (Miller; Adkins; passed)

**Next Meeting: Thursday, April 9, 2015, 7:00pm. Two Rivers Clubhouse.**

**All Future meetings will be on the Second Thursday of each month at 7:00 p.m., the Two Rivers Clubhouse until further notice.**

**Meeting Adjournment:** The Meeting adjourned at 9:40 p.m.

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

