

**Two Rivers Home Owners Association
Board of Directors Meeting
Minutes
May 14, 2015**

Present: Board Members: Victor Miller, Jack Adkins, Lorena Ott (excused at 8:45pm), Darrin Pampaian, Nancy Soares, Bob Fontaine; and by phone Dennis Dillon. Representing Sentry Management was Christian Brockl. Guests: Mike Aho and Caitlin, City of Eagle. Gary Tanner and Scott Marshall, Residents.

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

Introductions: Victor Miller introduced board and guests.

City of Eagle Presentation: Mike Aho, City of Eagle Parks and Recreation Director, presented a slideshow and answered questions regarding the City of Eagle's Master Park and Pathway Plans; and Operation and Maintenance Agreement Proposal for the public access wet-land trail and HOA parking lot.

- HOA spent approximately \$17,000 last year on trail and riverbank maintenance.
- City proposed responsibility for the maintenance of the trail and parking lot:
 - One Time Expenses: signage - \$300-\$500; 2 garbage cans - \$1400; Labor to install - \$150. Total \$1850-\$2050
 - Yearly Expenses: approximately 90 hours a year in staff cost - \$1350; garbage removal/dog bag restocking estimated 2x a month -\$360; 3 weed spraying applications - \$150 per year; Gas approximately - \$20. Total \$1730
 - Riverbank: Would depend on available city funds.
- Standardized signs for trail and parking lot would be provided.
- Asphalt and trail would be maintained to city standards.
- Garbage cans and dog bag dispensers would be provided.
- Trails would be kept 100% vegetation free.
- Agreement would be drafted with Board input and would be allowed to be reviewed before signing.

While this is the basic framework, not a written contract, the Board asked many questions of Mr. Aho. These were summarized by the Secretary Lorena Ott and shared with Mr. Aho. Ms. Ott will share the City's responses with the Board. The Board asked the City to put as many details in writing for the Board to consider.

In addition to Mr. Aho, Caitlin Straubinger, City of Eagle Recreation Specialist, made a brief presentation regarding children, youth and adult recreational programs. The Department of Parks and Recreation would like to partner with the HOA, offering programs and events for the community.

Mike Aho, Caitlin Straubinger and TR residents, Scott Marshall and Gary Tanner, were thanked for their time and presentation and excused from the meeting. 7:55 pm.

Sterling Landscape Review: Kenny Strauss, and Alex Hezeltine updated the board on the condition of the Two Rivers Landscaping and reviewed the condition of the irrigation system. Alex and Kenny described a large problem of mixed sprinkler heads along West Island Woods Drive entrance. **Motion:** A motion was made to allow Sterling to replace rotors, in this area, with new heads. (Miller; Pampaian; passed)

Kenny Strauss, and Alex Hezeltine were thanked for their time and excused from the meeting. 8:25 pm.

Minutes: Minutes from the April 9, 2015, Board of Directors Meeting were read and reviewed. Two corrections were made. Under waterfall 12: Replace 12th with 12. Under Reserve Fund Study: Replace Bob Fontaine with Jack Adkins. **Motion:** A motion was made to accept the minutes with two corrections. (Miller; Adkins; passed).

Financials: April Financials were presented and reviewed by Treasurer Jack Adkins. **Motion:** A motion was made to accept Financials as presented. (Miller; Fontaine; passed).

Reinvestment of CDs: The Board discussed the current Board Investment Policy and mature CD investment options. Recommendation for mature CD investment will be presented at the next Board Meeting. **Motion:** A Motion was made to grant the ability for the President, Vice President and Treasure to open new accounts. (Miller; Dillon; passed)

Management Report: Christian reported on the state of several projects in the neighborhood. The report is included the board packet and available for review.

- **Sentry Management Contract:** Christian presented the final Sentry Management Contract. **Motion:** A motion was made to sign the management contract with Sentry Management, for one year. (Miller; Fontaine; passed).
- **Pool Repair:** Christian presented a bid for replacement of pool valves. **Motion:** A Motion was made to have the Pool Doctor repair the shut off valves at the pool for \$975.00. (Miller; Dillon; passed)

Old Business:

- All old business, unless listed below, was accepted as completed.
- **Tennis and Basketball Courts:** Tom still gathering bids for reseal.
- **Playground:** 3 Playground bids were presented. Total project cost will be between 50,000 – 80,000. The board review and discussion was tabled.
- **Waterfall 12:** Contribution, Allocation, Mutual Release, Indemnity, and Maintenance agreement was reviewed by the board. A decision will be made to overturn or continue with the original vote of starting the waterfall on June 11, 2015, at the Board of Directors Meeting. Rivermoor/Island HOAs have been

granted an extension of June 11, 2015 to submit signed letters releasing the Two Rivers HOA from liability of the homeowners (5 total) with direct view of waterfall 12, as part of the appeal processes.

Motion: A motion was made if and when the Main Association removes the waterfall, it will absorb the cost, with the understanding that Two Rivers Main HOA will take possession of all physical assets, pump, electrical equipment, and rock. If the letters evidencing the approval of removal are not procured, then Waterfall 12 will operate under the December 29, 2008 "Contribution Allocation, Mutual Release, Indemnity and Maintenance Agreement" signed between Dennis Baker, the "Main" and the Local Associations. (Miller; Pampaian; passed).

- **Flyer:** Board approved a two page newsletter with the addition of the Pool opening on May 25, 2015.
- **Security Cameras:** Christian is in the process of getting three comparable bids.
- **Homeowner concerns:** All items have been resolved at this time.

New Business:

- **City of Eagle:** Presentation was moved to beginning of meeting. No other new Business.

Operations:

- **Tesero Path Seal Coat:** Postponed due to weather until May 22, 2015.
- **Seal Coat for Clubhouse Parking lot:** Christian presented three bids to have the parking lot seal coated and have the lines re-painted. **Motion:** A motion was made to accept Curtis Clean Sweeps bid of \$2236.80 to have the parking lot seal coated (2 coats) and lines painted. (Miller; Soares; passed).
- **Reserve Study:** Jack Adkins, Victor Miller, and Tom Schowalter' are working on a review and update of the Reserve Study. The final results will be presented to the board.

Committee Reports:

- **No Reports.**

Next Meeting: Board of Directors Meeting. Thursday, June 11, 2015, 7:00pm. at the Two Rivers Clubhouse.

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

Meeting Adjournment: The Meeting adjourned at 9:35 p.m.

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

Lorena A. Ott 6/18/2015

Lorena Ott,
Secretary Two Rivers HOA Inc.