

**Two Rivers Homeowners Association  
Board of Directors Meeting  
Minutes  
November 12, 2015**

**Present:** Board members: Victor Miller, Jack Adkins, Lorena Ott, Nancy Soares, Bob Fontaine, Patrick Wirta, Tom Schowalter, and Dennis Dillon by phone; representing Sentry Management was Christian Brockl. Dennis Dillon left the meeting 8:00pm

**Notification of meeting:**

Notification of meeting was delivered via email on November 3, 2015.

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

**Minutes:** Minutes from the October 14, 2015 Board of Directors meeting were read and reviewed by Lorena Ott. **Motion:** A motion was made to accept the minutes as presented. (Soares; Miller; passed). Minutes from the November 5, 2015 minutes were read and reviewed by Lorena Ott. **Motion:** A motion was made to approve the minutes as written. (Miller; Schowalter; passed).

**Financials:** October financials were presented and reviewed by Treasurer, Jack Adkins. 1 line item 8190 in the amount of \$4000 was discussed and a correction will be made so that it comes out of 2190 and is not a misc. expense. Fountain Maintenance 6570 needs to be changed to waterfall maintenance rather than fountains. **Motion:** A Motion to accept the financials as presented was made. (Ott; Miller; passed).

**2016 Operating Budget.**

Victor reviewed 2015 to date and how the fiscal year will end.

Jack reviewed 2016 Operating budget.

**Motion:** A Motion was made to have bright ideas assess the condition of all the Flood lights in Two Rivers and make simple repairs and make list of large repairs. (Soares; Ott; passed)

**Motion:** A motion to adopt the 2016 budget as presented by Jack Adkins and Victor Miller. (Miller; Adkins; passed)

**Washington Federal CD's.**

**ICCU.** Board discussed management adding Jim Hart and Sue Smothers as signors on the ICCU account. **Motion:** A motion to add Jim hart, and Sue Smother as signors on the ICCU CD was made. (Miller; Soares; passed)

**Transfer to Reserves.** Board discussed amount of money to transfer to reserves.

**Motion:** A motion to move \$50,000 into reserves from operating was made. (Adkins; Miller; passed)

**Management Report:**

ACC, CC&R, reports were made and 1 home with continued violations was presented.

311 W Rivermont. Management reported on homeowner who has mowed the common area in the wetlands. Homeowner was invited to the meeting by letter with 30 days notification. **Motion:** A motion was made to inform the homeowner that every time the area behind his home is mowed he will be fined \$100.00 per occurrence. The letter is to come from Vial Fotheringham informing the homeowner, as well as warning them about the penalty that could be incurred from the Army Corp of Engineers. (Soares; Dillon; passed.)

#### Old Business:

- **Flat Screens:** Tabled until November meeting.
- **Stereo Work:** No answers yet. Tabled until January.
- **Work at Clubhouse on hold:** Contractor's father passed away.

#### New Business:

- **Wetlands.** Victor Miller explained the Board's desire to interact with the City of Eagle and Dennis Dillon responded by threatening to unseat the board and threatened to bleed the association.  
**Motion:** A motion was made to have Vial Fotheringham respond to Dennis Dillon's letter regarding the trail and wetlands. (Miller; Wirta; unanimously passed.) Dennis Dillon left the meeting at 8:50 pm.
- **Attendance Policy.** Bob reviewed the problems with phone in attendance and the current issues.
- **Annual Meeting 2016.** January 21, 2016 6:00 pm.

#### Operations:

- **Waterfall 5:** Pump 5 at the entrance to the Pointe. **Motion:** A motion to approve the removal of pump 5 by Burgess pumps. (Ott; Miller; passed)
- **Waterfall run times.** Board discussed changing high view waterfall times. **Motion:** A motion to change the times of waterfalls 1, 2,3,4,7 so that they are on from 7:00 am until 11:00pm was made. (5 falls ) (Adkins; Miller; passed)
- **Gate at Parking Lot.** The board would like to get Gary Tanner and Steven McLaws opinion on whether to install Bollards or a gate on the parking lot.

#### Policy and Procedures:

- N/A

#### Committee Reports:

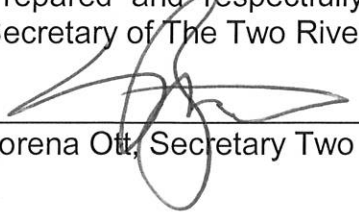
- N/A

#### Next Meetings:

**Annual Meeting. Thursday, January 21, 2016 6:00 pm.**  
**Board of Directors meeting. Following Annual Meeting.**

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

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

 1-17-16  
Lorena Ott, Secretary Two Rivers HOA Inc.

### Two Rivers October 2015 Task List

- Add clubhouse contract to February Meeting. (Christian)
- Intermountain property Services for Clubhouse work (Christian)
- Have Burgess look at Main Irrigation Pumps when they are looking at head gate.
- Victor Send Christian Completed Budget
- Have Bright Ideas give me a bid to look at fixing all of the flood lights.
- Get a bid to Paint all light poles in the Main, or staggered. Price per pole.
- Talk to Bodenbender about remodel.
- Send Dennis Mitigation Agreement.
- Move COA 8190 to 2190
- Move 50,000 into reserves.
- Email Jeremy regarding 311 W Rivermont.
- Send banking minutes
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