

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
April 12, 2017**

Present: Board members: Victor Miller, Patrick Wirta, Wil Smoke, Dennis Dillon, and Erica Olsen. Representing Sentry Management was Christian Brockl.

1. **Call to Order:** The meeting was called to order at 7:00 p.m. by President Victor Miller.
2. **Notice of Meeting:** Notice of meeting was sent on April 7, 2017 via email.
3. **Minutes:** Minutes from the March 8, 2017 meeting were reviewed and accepted without changes. **Motion:** A motion was made to accept the minutes as presented. (Miller; Dillon; passed).
4. **Financials:** Financials through March 31, 2017 were reviewed by President, Victor Miller. **Motion:** Motion was made to move to approve the March 2017 Financials as presented. (Miller; Dillon; passed).
5. **Management Report:** Management reviewed ACC and CCR violations within the Two Rivers.
 - **ACC:** N/A
 - **CCR:** Homeowner within the streams has added rock to the Two Rivers Berm without permission. Management wrote two letters instructing homeowner to remove. Homeowner and management emailed back and forth about situation with the conclusion being that the rock was to be removed by the end of day April 12, 2017. If the rock is not removed the Two Rivers will remove and assess cost of removal plus 25% to the homeowner. **Motion:** A motion to remove the rock and assess the homeowner was made. (Miller; Wirta; approved).
6. **Old Business:**
 - **Waterfall Pond 14 dispute.** Victor Miller reviewed status of dispute. Dispute has been settled and final easement will be drafted and completed this month.
 - **Automated head gate.** Patrick Wirta updated that the head gate will be completed the week of April 17th.
 - **Nominating Committee.** Wil reported on the condition of the nominating committee for the Two Rivers main.
7. **Reserve Fund Study.** Victor reviewed the status of where they are at with the Reserve Study and where the committee is at with rewriting the reserve study. Victor will present new Reserve Study in May Meeting.

8. New Business:

- **Parking Lot.** Victor brought the board up to speed on the latest Channel Parking lot developments – The City of Eagle sent another letter asking TR HOA to remove its signs from the lot in mid-March. Apparently, someone did remove the signs in the South Channel Parking Lot – but without advising TR HOA. Victor mentioned some research (the motion carried by that City in November 2002; the plats approved in December 2003; the Eighth Supplement to the CCRs in March 1, 2004 and the fact that the City has not maintained the Tesoro trail) that seem to bolster TR HOA's contention that the Channel Parking Lot is the property of TR HOA. The plan unanimously supported (no vote needed) by the TR Board was 1) to ask an attorney in the neighborhood who has done a lot on this issue to write the contents of the letter – 2) and work with another outside attorney and the board to edit and submit the letter to the City of Eagle.

9. Operations:

- **Kitchen Floor:** Kitchen floor project scheduled. Floor will be repaired on May 30-June 1.
- **Ice Maker:** Manager presented several options for icemaker. **Motion:** Motion was made to approve the spending of \$160.00 on installation, and approve purchasing clear ice maker cost is between \$800.00-\$2000.00 for an Icemaker purchased at a local eagle store. Send best three and costs to board to vote on via email. Clear Ice that fits under the counter.
- **Pool cover.** Management presented two bids for Pool Covers.
- **Bollards:** Management presented two bids for the installation of bollards (4) four at trail heads to prevent people from driving on pathway through subdivision. **Motion:** A Motion was made to approve the bid from Intermountain Property Service at \$1,630.00. (Miller; Dillon; passed)

10. Policy / Procedures:

- N/A

11. Committee Reports:

- **Landscape Chair:** Patrick. Reported on the death of Photinias throughout the subdivision. Total cost for removal is \$7000.00 includes stump grinding and back filling hole. **Motion:** Motion to approve up to \$7000.00 to remove photinias in berms. (Miller; Olsen; passed). Patrick working on a new landscape design for around the pool. Will get a bid and submit it via email to the board.
- **Ponds and Waterfalls:** No chemicals are being applied at the moment. Removing fuel for algae. Cattail trimming will be done in June and July. So that there is good cover for fish and ducklings.
- **Social:** Wine tasting to happen April 21, 2017. June 24. Music on the Green.


12. Future Meetings: Clubhouse at 7:00 pm (Second Wednesday of each month)
May 10, 2017 Board of Directors Meeting

June 14, 2017
August 9, 2017

Board of Directors Meeting
Board of Directors Meeting

Meeting Adjournment: The Meeting adjourned at 8:25 p.m.

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



~~Erica Olsen, Secretary, Two Rivers HOA Inc.~~

Victor Mena, President