

**Two Rivers Homeowners Association  
Board of Directors Meeting Minutes  
December 4, 2017**

**Present:** Board members: Victor Miller, Patrick Wirta, Joe Mueller, Dennis Dillon, Erica Olsen, Wil Smoke, Jennifer Meyer, and Brandon Juarez arriving at 4:50. Representing Sentry Management was Christian Brockl, and representing Vial Fotheringham was Brindee Collins.

**Notification:** Notification of Meeting was delivered to all board members via email on November 27, 2017.

**Call to Order:** Meeting was called to order at 4:00 pm by President, Victor Miller.

**Parking Lot:**

- Victor Miller reviewed the association's history with the parking lot located on South Channel Way, Lot 35 block 24 from its inception in 2000 until December 4, 2017. After the history was discussed the board debated and discussed options and courses of action in regard to the litigation with the City of Eagle.

**Committee:** Board agreed to host a special meeting to discuss the information of the litigation, filed October 2, 2017, by the City of Eagle. Jennifer Meyer was designated to chair a committee to disseminate information to the homeowners.

**Motion:** A motion was made for the board to act outside the stated agenda items, and to act and decide on non-agenda items. *(Miller; Smoke; passed. 7-0; Dillon abstained).*

**Motion:** A motion was made to remove the bollards from the parking lot located at the South Channel Parking Lot. *(Olsen; Smoke; passed 7-1).*

**Motion:** A motion was made to form a committee headed by Jennifer Meyer to address the parking lot. *(Mueller; Meyer; passed 7-0; Dillon abstained.)*

**Motion:** A motion was made to hold a special informational meeting. The purpose of the meeting is to inform homeowners of the litigation, and the board's response, and to receive feedback on the litigation and parking lot. The meeting will be held on Thursday 21<sup>st</sup> of December. *(Meyer; Miller; passed 7-1, Dillon voted no.)*

**Motion:** A motion was made to have Brindee Collins, attorney with Vial Fotheringham, draft a letter, submit to the board for review, and have management mail to all homeowners regarding the Informational Meeting. *(Miller; Wirta; passed.)*

**Motion:** A motion was made to have Brindee Collins present for the board of directors at the special meeting on December 21, 2017. *(Meyer; Miller; passed.)*

**Motion:** A motion was made to rescind the former motion made in the November meeting regarding the retention of Attorney, and the plan to share costs with the Rivermoor HOA. In its place a motion was made to cap legal fees at \$7,000.00, if the board chooses to file a motion with the courts, and the Two Rivers HOA will absorb the full cost of the litigation. *(Miller; Wirta; passed.)*

**Motion to adjourn:** A motion to adjourn was made. *(Miller; Meyer; passed.)*

**Meeting adjourned at 5:50 pm.**

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

---

Erica Olsen, Secretary of the Two Rivers HOA Inc.

**DRAFT**