

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
March 8, 2017**

Present: Board members: Victor Miller, Darrin Pampaian, Patrick Wirta, Wil Smoke, Jack Adkins, Dennis Dillon by phone, and Erica Olsen by Phone. 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. **New Business:**
 - **Removal of Director: *Two Rivers Bylaws: Article V: Section: 5:7: In the event any Director fails to attend three (3) consecutive regular meetings of the Board of Directors or five (5) regular meetings of the Board of Directors within a calendar year, the remaining Directors may remove that Director by vote of a majority of the Board.*** **Vote:** A vote was put forth to remove Darrin Pampaian from the Board of Directors for missing three (3) meetings in a row, and a total of six (6) meetings in 2016. Vote to remove Darrin Pampaian as a Director was taken. Vote was unanimous. (6-0). Darrin Pampaian left the building at 7:05. Erica left the meeting via phone shortly after.
 - **Nominating Committee:** Victor would like to form a nominating committee for the future vetting and election of Board Members. Wil Smoke was designated to Chair the Nominating Committee. **Motion:** Motion was made to form the Nominating Committee: (Miller; Dillon; passed)
 - **Town hall Meeting:** - Water District 63. Tabled until a speaker can be secured.
3. **Minutes:** Minutes from the January 18, 2017 meeting were reviewed and accepted without changes. **Motion:** A motion was made to accept the minutes as presented. (Miller; Smoke; passed).
4. **Financials:** Financials through February 28, 2017 were reviewed by Treasurer, Jack Adkins. **Motion:** Motion was made to move to approve the February 28, 2017 Financials as presented. (Miller; Adkins; passed).
5. **Reserve Fund Study Review:** Victor, and Tom Schowalter are reviewing the reserve fund and allocations. With the intention of pushing the removal all of the Cottonwood Trees. Tabled until April 12 when Victor will make a report.
6. **Management Report:** Management reviewed ACC and CCR violations within the Two Rivers. Management presented a resolution to assess the homeowner who skips condo certs to the new homeowner. **Motion:** Motion was made to approve the resolution as written. (Miller; Adkins; passed)
 - **ACC:** N/A

- **CCR: There is a Tree fort that has begun construction** without ACC approval. The Board discussed and decided to begin the process of fining the Homeowner unless tree fort is removed by in full by March 17, 2017. **Motion:** A Motion was made to have the tree house removed by a March 17, 2017. If not the Board will begin fining the homeowner \$100.00 per day if the Tree fort remains. (Smoke; Miller; passed)

7. Old Business:

- **Homeowner with home gym / personal training.** Management presented Attorney Opinion on Home Gym and Sublet of tenants. Board decided not to pursue. Board Tabled subject.
- **Waterfall Pond 14 dispute.** Victor Miller reviewed status of dispute.
- **Automated head gate.** Patrick Wirta presented final estimate of Automated Head gate. Cost is roughly \$15,200. Water District would not kick in anything. **Motion:** Motion to proceed and spend the \$15,200.00 was made. (Miller; Dillon; passed.) **Motion:** Motion was made spend up to \$1,800.00 per year on maintenance. (Miller; Wirta; passed).
- **Service Plan for Stereo:** Patrick presented a service plan for the stereo at the clubhouse. **Motion:** Motion to approve the purchase of the service program with the Loop to pick the appropriate service plan at \$588.00. (Miller; Adkins; passed)

8. Operations:

- **Kitchen Floor:** Management presented three bids for fixing the floor in the Kitchen. **Motion:** Motion was made to approve Intermountain to repair and fix floor in kitchen with using insurance. (Miller; Smoke; passed).
- **Ice Maker versus Fridge:** Tabled until Christian and Erica to pick out an Icemaker and get prices to the board.

9. Policy / Procedures:

- N/A

10. Committee Reports:

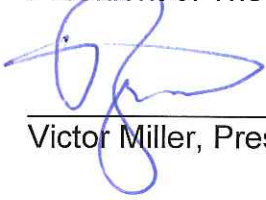
- **Landscape Chair:** Patrick. Reported on the Spring Cleanup and other projects that are ongoing. Pre-emergent are being put down this week.
- Patrick presented a bid for \$9600.00 for Sprinkler parts. Discussion tabled until Patrick can come back with an inventory control system.
- **Ponds and Waterfalls:** Victor toured with Pond Pro.

11. Future Meetings: Clubhouse at 7:00 pm (Second Wednesday of each month)

April 12, 2017	Board of Directors Meeting
May 10, 2017	Board of Directors Meeting
June 14, 2017	Board of Directors Meeting

Meeting Adjournment: The Meeting adjourned at 8:30 p.m.

Prepared and respectfully submitted by Christian Brockl, on behalf of Victor Miller,
President of The Two Rivers Home Owners Association Inc.

A handwritten signature in blue ink, appearing to be 'Victor Miller', written over a horizontal line.

Victor Miller, President, Two Rivers HOA Inc.