

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
November 16, 2017**

Present: Board members: Victor Miller, Patrick Wirta, Joe Mueller, Dennis Dillon, Erica Olsen, and Brandon Juarez. Representing Sentry Management was Christian Brockl.

1. **Call to Order:** The meeting was called to order at 6:57 p.m. by President Victor Miller.

Notice of Meeting: Notice of meeting was sent on November 8, 2017 via email.

2. **Minutes:** Minutes from the October 11, 2017 meeting were reviewed and accepted without changes. **Motion:** A motion was made to accept the minutes as presented. (Miller; Wirta; passed).

3. **Financials:** Financials through October 31, 2017 were reviewed by Erica Olsen.
 - Year to date. Forecast for end of year 2017. Revenue over expense will finish at \$31,224 above budget.
 - Forecast for 2018, revenue over expense will be to the positive \$23,370.
 - Forecast spending \$26,000 in reserves for 2018.
 - Forecast to use \$3,000 in reserves in 2018.
 - **Treasurer:** The Office Treasurers seat has been vacant since the departure of Jack Adkins: **Motion:** Motion was made to appoint Erica Olsen as Treasurer. (Miller; Wirta; passed)
 - **Motion:** A motion to approve the financials through October 31, 2017 was made. (Miller; Wirta; passed).
 - **2018 Budget.** A 2018 operating budget was presented. Budget was approved as presented. **Motion:** Motion was made to approve the budget as presented. (Miller; Juarez; passed)
 - **2018 dues increase.** Victor Miller proposed an increase in dues of 5%. **Motion:** A motion was made to increase assessments by 5% per quarter per home. (Miller; Olsen; passed)

4. **Management Report:** Management presented report on activities within the Two Rivers HOA.
 - ACC: N/A.
 - CCR: N/A.

5. **Old Business:**

- **1523 S Island Glenn:** Common Area Trees behind 1523 S Island Glenn Way. Management presented two bids for Tree Removals. **Motion:** A motion was made to approve the bid for \$4800.00 with Idaho Tree Service. The HOA will cover \$2400.00 and Hahn will cover \$2400.00. (Miller; Dillon; passed).
- **Landscape Contractor.** Landscape chair and management presented recommendations and bids for 2018-2020 Landscape Contractors. **Motion:** A motion was made to approve Franz Witte's bid and to contract for 2018 – 2020. (Wirta; Dillon; passed.)
- **Annual Flower Contract: Motion:** A motion to approve hiring Franz Witte for Franz Witte for Flowers for 2018. (Wirta; Dillon; passed)

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6. Committee Reports:

- **Landscape Report:** Patrick presented hold backs for end of year Sterling issues. Two Rivers will be withholding money. The process of withholding will be followed as per contract. Letter will be sent by weeks end.
- **Social:** No Adult Christmas Party due to lack of RSVP response.
- **Ponds and Waterfalls:** Victor reported on conditions of Ponds and Waterfalls.

7. Old Business: cont.

- **Parking Lot:** Dennis discussed the suit by the City of Eagle regarding the parking lot, and public access of the parking lot. Board debated based on advice he has been given by his attorneys, the attorney's review, and his opinion. According to Dennis 4 different attorneys have weighed in and told him that the city cannot prevail in this complaint, and that a 126b motion should be filed. Kevin Zasio and Dennis Dillon have put forth an attorney, Andrea Carrol, who they would take this on, and she has agreed verbally to cap her cost at \$7000.00 to file the 126b motion.
- **Motion:** A motion was made to spend \$7000.00 to retain the services of Andrea Carrol and have her file the 126b motion to dismiss the city claim. The Two Rivers HOA will be responsible for \$5000.00 of this and Zasio and Dillon will spend the additional \$2000.00 to cost of the attorney. (Miller; Olsen; passed).
- **Motion:** A motion was made to spend no more than the \$5000.00 in legal fees by the Two Rivers HOA in relation to the parking lot. (Miller; Juarez; 4(Miller, Olsen, Juarez, Wirta) - 2(Dillon, Mueller); passed)

8. Operations:

- N/A

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

January 18, 2017	Annual Meeting 6:00 pm.
January 18, 2017	Board Meeting following the Annual Meeting.

Meeting Adjournment: The Meeting adjourned at 9:15 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 of the Two Rivers HOA Inc.

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