

**Two Rivers Homeowners Association  
Board of Directors Meeting Minutes  
October 11, 2017**

**Present:** Board members: Victor Miller, Patrick Wirta, Jennifer Meyer, Joe Mueller, Wil Smoke, and Brandon Juarez. Representing Sentry Management was Christian Brockl. Steve Hahn, homeowner, attended the first part of the meeting.

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

**Notice of Meeting:** Notice of meeting was sent on October 4, 2017 via email.

**Guest:** Steve Hahn, homeowner, was present to talk about the cottonwood trees behind his property. Steve proposed to pay for half, if the board agrees, to remove 4 trees. The board agreed to get bids at winter rates, remove 4 trees, and split the cost with Steve Hahn.

2. **Minutes:** Minutes from the September 13, 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 September 30, 2017 were reviewed and accepted without changes. **Motion:** A motion to approve the financials through September 30, 2017 was made. (Miller; Meyer; passed).
4. **Management Report:** Management reviewed ACC and CCR violations within the Two Rivers.
  - **ACC:** Manager reported on ACC activities within the subdivision. Brandon Juarez will be joining the ACC as a representative from the Board.
  - **CCR:** No ongoing CC&R violations.
  - **Snow Services:** Management presented a proposal to have the streets plowed by Double AA Landscape in case of heavy snow. **Motion:** A Motion was made to approve the estimate of \$4650.00 per occurrence. (Miller; Meyer; passed)
  - **Trees:** Multiple Trees throughout the subdivision have died. **Motion:** A Motion to spend \$2700.00 to remove dead poplars was made. (Miller; Smoke; passed)
5. **Old Business:**
  - **Landscape Contractor.** Sterling resigned for 2018. Management to shop contract and prices with capable vendors.
  - **Fishing Placards.** Approved.

**6. New Business:**

- N/A

**7. Operations:**

- N/A

**8. Committee Reports:**

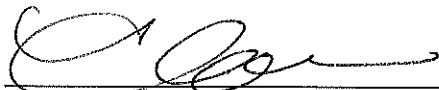
- **Landscape Report:** Patrick presented two bids. 1) Bid to spray all Johnson grass at \$1100.00. 2) Bid of \$900 to spray all berms. **Motion:** A motion to spend \$2000.00 total on spraying was made. (Miller; Smoke; passed)
- **Ponds and Waterfalls:** Victor reported on the condition of the Ponds and Waterfalls
- **Social:** No Report.

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

November 8, 2017	Board of Directors Meeting
December 13, 2017	Board of Directors Meeting
January 18, 2017	Annual Meeting 6:00 pm.
January 18, 2017	Board Meeting following the Annual Meeting.

**Meeting Adjournment:** The Meeting adjourned at 8:20 p.m.

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



Victor Miller, President of the Two Rivers HOA Inc.