

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
September 13, 2017**

Present: Board members: Victor Miller, Patrick Wirta, Brandon Juarez, Erica Olsen, Jennifer Ragen, Joe Mueller, and Dennis Dillon by phone. Representing Sentry Management was Christian Brockl, and Nancy Soares for 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 at 765 W Two Rivers Drive.

Notice of Meeting: Notice of meeting was sent on September 9, 2017 via email.

ACC Complaint: Board Meeting started at 765 W Two Rivers Drive and 1480 South Lake Crest Way. The board convened to look into a homeowners' complaint about the ACC Committee and an approved project. A quorum of the Board was present to look into the complaint as requested by the homeowner.

Landscape Consultant: Nancy Soares, landscape consultant, was present to report on the condition of Landscaping in the Two Rivers, and to report on the experience of 2017 and working with the current vendor; Sterling Landscape Company.

2. **Minutes:** Minutes from the August 9, 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 August 31, 2017 were tabled until email review by President and Olsen can be done.
4. **Management Report:** Management reviewed ACC and CCR violations within the Two Rivers.
 - **ACC:** Manager reported on Activities within the subdivision.
 - **CCR:** Ongoing CC&R Violation. Both are in the process of remedy, but management will monitor.

S Lake Pointe Way. Repairs have been made as requested.

S Island Glenn Way. Landscape and parking issues. Sod has been installed. Management is pursuing other items.

 - **New Signs for around ponds:** Approved for 2018 installation.
5. **Old Business:**
 - **Landscape Contractor.** Discussed in beginning of meeting.
 - **Fishing Placards.** Will be brought to October meeting.

- **Pool Furniture.** Joe will order new wheels for fixing existing wheels in March and April of next year.
- **Pool Entrance Upgrade.** Tabled until spring.
- **Pool Monitor.** Tabled.

6. New Business:

- **Double AA Landscape.** Approve to get bid from ACHD.

7. Operations:

- **Pavers at Clubhouse.** Management presented a bid to repair pavers at lower patio. **Motion:** Motion to repair pavers at Clubhouse was made. (Miller; Olsen; passed.)
- **Turf around pool.** Tabled until 2018.

8. Committee Reports:

- **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)

October 11, 2017	Board of Directors Meeting
November 8, 2017	Board of Directors Meeting

Meeting Adjournment: The Meeting adjourned at 9:05 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.