



ANNUAL MEETING MINUTES
Two Rivers Homeowners Association
January 16, 2019 6:00 p.m.

Notice of Meeting: Notice of meeting was mailed on December 15, 2018.

Call to Order: The meeting was called to order at 6:05 p.m. by Kevin Zasio, President.

Board Introductions: Kevin Zasio introduced all board members; Patrick Wirta, Jennifer Meyer, Craig Kvamme, Brandon Juarez, and Joseph Mueller, and absent Wil Smoke.

Quorum: Quorum is achieved when 10% of the total number of lots is represented in person or proxy. 354 total lots. 35 lots present constitute quorum. 49 homes were present, 24 in person and 25 by absent owners' proxies.

State of Two Rivers:

- **Security**
 - Much Stronger
 - Non-resident activity has plummeted.
- **Landscape:**
 - Great Start with new landscape company.
 - Over 50% of poplars to be removed in next 3 months.
 - Working to restore median strips.
 - Establishing a plan for boulevard restoration.
- **Ponds and Waterfalls:**
 - New irrigation system.
- **Parking Lot Lawsuit Update:**
 - Two thirds of the claims have been dismissed.

Security: Joe Mueller introduced detective McCowan, Ada County Sheriff and Allen Sparhawk, Deep Six Security.

- **Eagle Police Department** – Detective Marlon McCowan described the Police's role in Eagle and in Two Rivers specifically and answered homeowners questions. Biggest issues are theft not violence.
 - Police report of activities for the Two Rivers HOA.
 - Property crimes are the most prevalent crimes.
 - 25 residential alarm calls.
 - 8 trespassing calls.
 - 7 suspicious vehicle calls.
 - Total 225 calls for services. 100 were self-initiated by officers.
- **Deep Six Security** – Allen Sparhawk described Deep Sixes role in the Two Rivers Neighborhood.
 - Role is to keep the homeowners property safe.
 - Enforce the private property rules.

- Guarantees a 25 minute response time for calls in neighborhood.
- Their role is to walk up to people, educate, inform and enforce non-trespassing on Two Rivers property.

Landscape Maintenance: Patrick Wirta reviewed landscape in 2018 and 2019.

- Contractor is Franz Witte.
 - Provided excellent service in 2018.
 - Contracted through 2020.
 - Pool fence renovation
 - S Lake Crest Renovation.
- **Hybrid poplars**
 - Not a long term tree. 15-20 year life span.
 - Disease prone.
 - Prodigious growth
 - Soft wood
 - Majority are behind homes along the ponds.
 - Approximately 5% of the standing trees this year were deemed hazardous.
 - 25% increase in removal cost year after year.
 - Roots damage irrigation systems.
 - Tesoro Trail buckling.
 - Suckers continue to grow near the surface.
 - Encroach toward homeowner's property.
 - Messy residue.
 - Cotton seeds.
 - Leaf clean up.
- **Hybrid Poplar plan for 2019.**
 - Remove half (185) of the remaining 335 trees this winter. (January to March)
 - Areas where trees are removed are Eagle Road, Island woods drive, river trail, Tesoro Trail, and Pond 7 borders shores.
 - Cost of \$202,000 over this year. Average cost is \$1092 per trees.
 - Two qualified vendors, Alpine Tree Service and Andrews Tree Service are performing the work on the current tree removals.

Ponds and Waterfalls: Patrick Wirta reviewed pond and waterfall activity.

- Added diffusers to ponds 2 and 16 during 2018 as a continued effort to improve overall water quality. Cost improvements of \$16,000.
- Replaced diffuser pump on Pond 5. Cost of \$1600.
- Capital improvements to irrigation pump system.
 - New automated filter system.
 - New head gate
 - Replaced corroded clear water.
 - Cost improvement of \$55,000 to update and improve.
- Irrigation pump system now completely updated mechanically
- Treatment plan in place to ensure better quality water going to pump station

Boulevard Restoration: Craig Kvamme reviewed boulevards.

- Two Rivers is one of the premier neighborhoods.
- One attribute is the beauty of boulevards and trees throughout the seasons.
- Over 8000 linear feet of common area boulevards.
- Landscape changes with time.
- Peak was 5-7 years ago.
- The neighborhood landscape is now beyond prime, and need help and health.
- May 2015 landscape was reviewed. Toby Mancini, Susan Bell, Austin Auter, Justin Andrews, and Andrea Lloyd have all looked at the neighborhood.
- Background
 - Original berm planting was done to appeal to a new development.
 - Maturity over last 16-17 years.
 - If the HOA does not take action.
 - Overcrowding of trees continues with the following effects.
 - Dead lower canopies
 - Trees compete and become susceptible to disease.
- Board plan. Develop strategic plan with costs, proposals, communication, and funding proposals in order to:
 - Restore privacy.
 - Restore berm health.
 - Maintain health in years to come.
 - Mitigate increase in maintenance costs.
 - Help maintain overall common area and home values.
- First Step- Establish a Berm Rehabilitation Committee.

Planter Strips Trees: Craig Kvamme reviewed Planter strip tree project.

- Large majority of homes on TR have two trees in the planter strip as a matter of consistency.
- Complaints received regarding trees being removed. Dying and not being replaced.
- CC&Rs. Each lot shall have installed in the planter strip located between the sidewalk and curb.
- CC&R's. Master Article VIII. Any landscaping improvements require ACC approval.

Minutes: 2018 Annual meeting minutes were reviewed. **Motion:** A Motion was made to approve the minutes of the January 18, 2018 Annual Meeting as presented. (Kvamme; Dottaviano; passed.)

Parking lot lawsuit update: Kevin Zasio reviewed the parking lot update.

- Judge dismissed 2 of 3 counts.
- Limited City" ability to argue final count.
- Insurance company providing defense of lawsuit.
- No additional money spent since original \$7,500 approval.
- No additional money spent on any legal expenses in 2018.

Financial Report: Treasurer Jennifer Meyer presented the 2018 Two Rivers Financial Report, and spoke briefly about the following items:

- Dues increase in 2018 was strictly for grounds maintenance contract increase.

- Began consolidation of Reserves into CDARs account with higher return but approximately \$2000 over a prior year.
- Lawsuit expense remained capped at approved \$7,500. From last year.
- Security expense was \$5,670.
- Ended year with surplus of \$76,932.
 - Allocated for tree removal for 2019.
- Dues increase for 2019 is 4% (3%net) for poplar tree removal. Equates to a 16% increase in income.

Committees: Kevin described the active committees, their chairs, and participants and asked for volunteers.

Motion: Motion was made to approve the 2018 financials. (Soares; Stafford; passed)

Elections of Directors:

- Three seats on the Main HOA Board are up for election. 2 seats from the main association and 1 seat from the Streams HOA. Joseph Mueller for the Main and Steve Clements for the Streams are both self-nominated.
 - Steve Clement introduced himself and described his qualifications.
 - Joseph Mueller introduced himself and described his qualifications.
 - Kevin took nominations from the floor.
 - Kay Peterson was nominated from the floor, and described her qualifications.

Motion: A Motion was made to accept the slate of nominees as presented. **Motion:** Motion was made to approve the slate of nominees as presented. (Wirta; Kvamme; passed).

Adjournment: Meeting was adjourned at 8:35 pm.