

TWIN RIVERS OWNERS ASSOCIATION
BOARD OF MANAGERS
MEETING MINUTES FROM
4/4/12 3:00PM
MCPM OFFICE PINE TREE PLAZA

CALL TO ORDER

Clare Cavanaugh, Board of Managers president called the meeting to order at 3:11pm.

ROLL CALL

Clare Cavanaugh, Board President via telephone
Nancy Bowman, Board Vice President via telephone
Phyllis Sjorgen, Board Sec/Treas in person
Dick Norman, Mountain Chalet Property Management in person

APPROVAL OF BOM MEETING MINUTES FROM 2/22/12

The minutes from the BOM held on 2/22/12 were reviewed. Nancy noted a typo that needed to be corrected. Phyllis noted that Nancy seconded approval of the 2/22/12 meeting minutes as Phyllis did not participate in the meeting. Clare moved the meeting minutes be approved as presented. Nancy seconded the motion. Motion passed unanimously.

REPORT FROM INTERVAL OWNER BOARD REPRESENTATIVE

Nancy Bowman reported that she was unable to attend the TRIOA BOM meeting on 4/3/12 because of a scheduling conflict. Nancy attempted to get a summary of the meeting from the TRIOA BOM president but was unable to do so prior to this meeting today. She indicated the TRIOA BOM expect to have their Reserve Study complete by the May joint BOM meeting. Nancy also indicated the Survey Results should also be available for the May joint BOM meeting. Nancy also noted the TRIOA BOM is still researching the conversion of one time share unit to a fee simple unit. She also indicated the TRIOA is working on a Mission Statement for their TRIOA. Nancy also requested a list of agenda items from this BOM be provided to the TRIOA BOM for the meeting in May. MCPM indicated they would provide the list.

FINANCIAL REPORT

The financial report was presented by MCPM. There are no delinquent owners at this time. Clare requested clarification with regard the "unearned assessments" portion of the balance sheet. MCPM indicated the bookkeeper would send the information to the entire BOM. A line by line breakdown was requested by the BOM with regard to the Admin expenses YTD and the Maintenance of the building exterior as both line items were over what is budgeted. MCPM will provide that information to the entire BOM.

OLD BUSINESS

FINALIZE JOINT BOM MEETING DATE/TIME

It was confirmed the joint meeting will be held 5/5/12 at 1:30pm at the Alderwood meeting office.

CONTRACT EXTENSION FOR PROPERTY MANAGER

The BOM president indicated she had time to review the extension and was prepared to sign the extension. She asked if any other BOM members had questions and both commented they were prepared to approve the extension and sign it.

WEBSITE MANAGEMENT

MCPM asked the BOM to go to the Association website to review the new home page of the Association website along with hot links to various local websites that would be of interest to guests and owners of Twin Rivers. MCPM emailed the web master all the past approved BOM meeting minutes for posting along with the most recent Rules and Regulations for posting. MCPM will also update the HOA Community Improvement list and send it to the web master to update on the website.

PARKING LOT REPAVE

MCPM has received one proposal for tear out, regarding and new asphalt paving for the parking lot. A second proposal is expected this week. The cost has increased from the proposal from last year as a result of an increase in materials. CRF funds still appear to be sufficient to cover the cost increase so the entire parking can be replaced.

CRAWL SPACE UPDATE

Tim Koepke was in attendance to explain his report and recommendations with regard to the crawl space moisture remediation for the remaining six buildings....Ptarmigan.....Confluence.....James.....Bancroft.....Perry.....Byers. Tim explained to the BOM through his report and the drawings how he intends to overcome the moisture intrusion issues under the buildings mentioned above. Tim will drill test holes and then provide a scope of work along with some recommended contractors that Tim has worked with.

TIME SHARE UNIT CODE

MCPM suggested that the BOM time share liaison go to Alderwood and request that rather than having to call and schedule to meet an Alderwood maintenance staff member at a unit, would it be possible to get an access code from Alderwood to use for the specific need and then report back to Alderwood when the work is done and they can cancel the code. Nancy agreed to take this request to Alderwood management.

ROOF UPDATE

Saville Roofing is scheduled this week to inspect the roofs that were damaged from the wind storm last July survived the winter. His report will be forwarded to the BOM as soon as received. Phyllis reported seeing shingles missing from the Flora building. MCPM will pass that information along to Saville Roofing.

SKI SEASON SHUTTLE SERVICE TRANSPORTATION UPDATE

A recent transportation meeting was held at the Fraser Town Hall to discuss the future plans for the ski shuttle service throughout the Fraser neighborhoods. While no long term plan was put in place it was confirmed that service that was in place for this ski season will be offered for the next ski season but may come with an increased cost because of rising fuel costs. There is another transportation meeting scheduled at the Fraser Town Hall in late April to further discuss possible options.

NEW BUSINESS

WIFI UPGRADE

There have been a few complaints about the internet service being slow, primarily from one owner. The service provider who is an owner in Twin Rivers was contacted and provided some ideas and options if the BOM

chooses to change the current service offering. The current service being offered at basically no cost to the HOA as a result of the donation of time from the owner who oversees the service. After a review of the information provided by the service provider and further discussion on the present wifi service, the BOM decided to take no further action with regard to any upgrade of the wifi system.

LANDSCAPE IMPROVEMENTS

It was recommended by the landscaper who installed the shrubs last year that those existing shrubs and trees that are currently in pots should be planted in the ground to increase the chances of survival. The BOM asked MCPM to get a cost estimate as they thought this sounded like a good idea.

ANNUAL MEETING PICNIC... ENHANCE PICNIC SETTING

The BOM discussed upgrading the picnic after the annual meeting this year. Possibly renting additional tables and chairs along with tent canopies to provide shade. This would allow people to stay longer and provide for greater community gathering opportunities to get to know one's neighbors. MCPM will research food costs, table/chair/canopy rentals and communicate with Alderwood about a joint venture. Information to be provided to both BOMs at the joint meeting on May 5, 2012.

NEXT BOARD OF MANAGERS MEETING

The BOM selected 7/25/12 at 3:00pm for the next TR BOM meeting.

ADJOURNMENT

Being no further business to conduct, Clare moved for adjournment. Nancy seconded the motion. Motion carried. Meeting adjourned at 4:47pm