

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
October 17, 2022**

Present: Board members: Kevin Zasio, Craig Kvamme, Jennifer Meyer, Paul O'Brien, and John Janson.

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: Kay Peterson, Seth Robinson, Brandon Juarez, and Rob Swikert.

Home owners present: N/A

Guest(s) Present: N/A

Call to Order: The meeting was called to order at 9:10 am. by President Kevin Zasio.

Notice of Meeting: Notice of meeting was sent on September 12, 2022, via email.

Minutes: Minutes from the September 19, 2022 meeting were reviewed and approved as submitted. **Motion:** Motion was made to approve the minutes as presented. (Kvamme; Meyer; passed).

Manager's Report: Management reviewed a few ongoing projects within the subdivision.

- Clubhouse bookings to date for year at \$35,000.00. Possibly \$37,000 to \$39,000 by end of year 2022.
- Management reported camera upgrades are almost complete. Scheduled between contractors.
- Pools are closed. Dates and materials are being lined out.
- Tennis Court. Hinges. Completed.
- Pond work. Pond 2 and 3 have been completed. Pond 16 has been approved.

Old Business:

- Tesoro Trail. No news. Trails work will be done in the spring.
- Mailboxes. No report.
- Pavers. Work has been approved. Scheduling and coordination to be worked.

New Business:

- Townhall plan. Board will not be having a townhall meeting in November.
- 2023. Treasurer discussed proposed budget with an increase of 7% over 2022. **Motion:** Motion was made to approve the budget as presented with a 7% increase in dues. (Kvamme; O'Brien; passed.)
- Peterson Resignation.
- Secretary. **Motion:** Motion to make Craig Kvamme secretary was made. (Meyer; O'Brien; passed.)
- Landscape RFP for 2023. Board wants a commit from Franz for 2024 or look for new vendors.

Financials: Financials ending September 30, 2022 were reviewed. Treasurer Jennifer Meyer reviewed financials up to September 30, 2022. Jennifer reviewed to date money left over for the year, and what projects will be completed, or need to be done.

- **Motion:** Motion was made to approve the financials as presented. (Kvamme; O'Brien; passed.)

Committee Reports:

- **Landscape Committee:** Craig reported on completed and on schedule items. Berm restoration on two rivers drive to be worked in November and spring 2023.
- **ACC Committee:** Discussion on multicolored home / exterior lights. No decision. tabled.

Reports on any local association activities of interest to the board and association:

- **Streams:** No report.
- **Island:** No report.
- **Pointe:** No report.
- **Rivermoor:** No report.

Meeting Adjournment: The Meeting adjourned at 10:58 am **Motion:** Motion to adjourn the meeting was made. (O'Brien; Meyer; passed.)

Next Regular Board Meetings:

November 19, 2022, Board Meeting.
January 21, 2022 Board Meeting.

6:00 PM. Two Rivers Clubhouse.
6:00 PM. Two Rivers Clubhouse.

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



Kevin Zasio, President Two Rivers HOA Inc.

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
October 25, 2022**

Present: Board members: Kevin Zasio, Craig Kvamme, Brandon Juarez, and Paul O'Brien, and Jennifer Meyer.

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: Seth Robinson, Rob Swikert, John Janson.

Call to Order: The meeting was called to order at 4:00 pm. by President Kevin Zasio.

Notice of Meeting: Notice of meeting was sent on October 20, 2022 via email.

New Business:

- Landscape contract increase 2023.
 - Kevin reviewed ongoing services issues with Franz Witte.
- Landscape improvement Channel Way.
 - Mace Triangle. Kevin reviewed the city's plans for the parking lot parcel at old Mace Road. **Motion:** Motion was made to approve the presented Memorandum of Agreement with the City of Eagle regarding the utility easement in exchange for the city's vacating the parking lot. (O'Brien; Juarez; passed.)

Meeting Adjournment: The Meeting adjourned at 5:25 pm. (O'Brien; Juarez; passed.)

Next Regular Board Meetings:

November 19, 2022, Board Meeting.

6:00 PM. Two Rivers Clubhouse.

January 21, 2022 Board Meeting.

6:00 PM. Two Rivers Clubhouse.

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



Kevin Zasio, President Two Rivers HOA Inc.