



**ANNUAL MEETING MINUTES**  
**Two Rivers Homeowners Association**  
**January 22, 2020 6:00 p.m.**

**Notice of Meeting:** Notice of meeting was mailed on December 26, 2020.

**Call to Order:** The meeting was called to order at 6:10 p.m. by Kevin Zasio, President.

**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. 61 homes were present, 28 in person and 33 by absent owners' proxies.

**Board Introductions:** Kevin Zasio introduced all board members; Kay Peterson, Jennifer Meyer, Craig Kvamme, Brandon Juarez, and Joseph Mueller.

**Minutes:** 2019 Annual meeting minutes were reviewed. **Motion:** A Motion was made to approve the minutes of the January 16, 2019 Annual Meeting as presented. (Patterson; Babcock; approved)

**State of Two Rivers:**

- **Security**
  - Much Stronger
  - Non-resident activity has reached a low
- **Landscape:**
  - Great Start with Franz Witte
  - 181 Poplars removed in 2019
  - Clean up through working parties
  - Plan for Berm restoration developed
- **Ponds and Waterfalls:**
  - Not many issues this year
  - All in good working order
  - Auto filtration system and installed
- **Parking Lot Lawsuit Update:**
  - Two thirds of the claims have been dismissed
- **Homeowner concerns:**
  - Homeowners would like to discuss roads and pavers. Pavers are being destroyed by construction trucks. Kevin Zasio will reach out to his contact at ACHD to find out about repair and to find out who is responsible to repair damage to pavers due to construction.
  - Homeowner would like to see pool open through September
  - Exit on Two Rivers/Eagle of concern. The median creates a driving hazard as it cannot be seen clearly particularly at night

- Christmas Lights were a challenge. Lights had to be sorted and subsequently some new lights were purchased and some electrical trouble shooting and repairs were involved.

**Security:** Joe Mueller introduced Allen Sparhawk, Deep Six Security.

- **Deep Six Security** – Allen Sparhawk described Deep Sixes role in the Two Rivers Neighborhood.
  - Role is to keep the homeowner's property safe
  - Enforce the private property rules
  - Homeowners instructed to call Allen with concerns
  - Homeowners encouraged to let Allen know if they are going on vacation
  - Guarantees a 30-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
- **Homeowner suggested Neighborhood watch.**
  - Joe will support if there is a desire to form a committee

**Landscape Maintenance:** Craig Kvamme reviewed landscape in 2019.

- **Contractor is Franz Witte.**
  - Provided excellent service in 2019
  - Contracted through 2020
  - Excellent job done with general landscaping
  - Will be pushing for improvements on island at W River Trail Dr
  - Continue to improve irrigation efficiencies
  - Work to improve the grasses and turf on boulevard planter strips
  - Improve the quality of the flower beds
  - Much work was done by homeowners to help minimize cost through working parties saving HOA over \$5,000.
- **Hybrid poplars**
  - Hundreds of poplars when development started
  - Most located in pockets such as along Tesoro Trail have been removed
  - Many remaining are around ponds
  - Poplars are destructive trees that grow quickly
  - Roots are destructive in many ways
  - Trees are short lived and nearing end of life; becoming hazardous
- **Hybrid Poplar plan for 2020.**
  - Remove the remaining 98 of 185 trees in 2020
  - Pond 1 – 12 trees
  - Pond 4 – 29 trees includes (Two Rivers Dr)
  - Pond14 - 23 trees
  - Pond 15 – 8 trees
  - Pond 7 – 6 trees on homeowner side and 3 on back side
  - 4 trees at clubhouse
  - 13 trees at north end of Island Wood Dr
  - Treat suckers to minimize sucker growth
  - Approximate cost of \$76,000-\$80,000 to be spent in 2020 for tree removal

- Poplars can be replaced by homeowners with other trees in common area with approved ACC application

**Ponds and Waterfalls:** Craig Kvamme reviewed pond and waterfall activity.

- **Contractor is Pond Pro**

- Have done excellent job keeping algae blooms at bay and ponds clean
- Concrete barriers being built to prevent trash from entering vaults
- New automated filter system installed
- Pond 5 aeration system is loud and is being worked on
- Working on keeping cat tails at around 15-20% along shore line
- Bid for water submitted to ensure Two Rivers has enough water through the 2020 irrigation season

**Boulevard Restoration:** Craig Kvamme reviewed boulevards.

- Two Rivers is one of the premier neighborhoods in Idaho and should be well kept and maintained
- One attribute is the beauty of boulevards and trees throughout the seasons
- Landscape changes with time and adjustments must be made to accommodate
- Over 10,000 linear ft of boulevards within Two Rivers
- Currently 11,000 evergreen trees on 10,000 feet of berm not including 300-400 deciduous trees
- The neighborhood landscape is now beyond prime, and need help and health
- Peak was 6-8 years ago
- Arborist consulted; it is the consensus that there are too many trees
- Toby Mancini, Susan Bell, Austin Auter, Justin Andrews, and Andrea Lloyd have all looked at the neighborhood.
- Drip irrigation installed at inception is insufficient and much is damaged due to roots
- Background
  - Original berm planting was done to appeal to a new development.
  - Maturity over last 16-17 years.
  - Overcrowding of trees continues with the following effects.
    - Dead lower canopies
    - Loss of privacy
    - Health of vegetation deteriorating
    - Trees compete and become susceptible to disease.
- Strategic plan developed based on test subject area 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.
- Committee formed in 2019 worked hard to identify problems and evaluate for solutions
- Broke berms into 28 sections and each section rated for improvement need and urgency
- Committee offered recommendations to the Board
- \$30,000 earmarked for Berm Restoration for 2020
- Two sections to be completed in 2020

- Restoration may be accelerated once poplar removal is complete

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

- Won lawsuit w/ prejudice
- City filed summary judgment against Two Rivers
- Two Rivers subsequently filed cross summary judgement
- Currently waiting for date of hearing
- Insurance company providing defense of lawsuit.
- No additional money spent since original \$7,500 approval.
- No additional money spent on any legal expenses in 2019.
- Parking lot asphalt removed

**Financial Report:** Treasurer Jennifer Meyer presented the 2019 Two Rivers Financial Report, and spoke briefly about the following items:

- 70% of budget goes to landscaping
- 10% of budget to utilities
- Ended year with a surplus of \$26,136.
- Three one-year CDs were purchased at rates varying between 2% and 2.5%
- Total income for the year was \$767,096
- Total expenses for the year were \$740,960

### **2020 Budget overview**

- \$10,000 increase in landscaping contract for 2020
- Dues increase for 2020 is 4% for poplar tree removal and rising landscape costs. Equates to a 16% increase in income
- Reserve balance as of 12/2019 is \$407,277
- Planned reserve spending for 2020 is \$30,828
- Once poplars are removed, it has been suggested that the reserve study be updated

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

### **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 Pointe HOA. Brando Juarez for the Main is self-nominated. Nancy Soares was a write-in candidate for the Main and Janet Andrew was a write-in candidate for the Pointe.
  - Kevin took nominations from the floor.
  - Paul O'Brien was nominated from the floor, and described his qualifications.
  - Nancy Soares was a write-in Candidate and described her qualifications.
  - Janet Andrew was a write-in Candidate but not present
- Unofficial election results are as follows:
  - Brandon Juarez and Paul elected to serve three-year terms for the Main
  - Janet Andrew elected to serve a three-year term as a representative for the Pointe
- A full audit to be done by management and results verified

**Adjournment:** Meeting was adjourned at 8:37 pm.

