



ANNUAL MEETING MINUTES
Two Rivers Homeowners Association Inc.
March 30, 2022 6:00 p.m.

Notice of Meeting: Notice of meeting was mailed on February 28, 2022.

Call to Order: The meeting was called to order at 6:19 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. 62 homes were represented 31 in person and 31 by absent owners' proxies.

Guest: Sherriff Matt Clifford, and Detective Marlon McOwen were present from the Ada County Sheriff's Office. The sheriff described how the Sheriff's office serves the community and operates in Eagle.

Board Introductions: President Kevin Zasio introduced all board members present; Kay Peterson, Jennifer Meyer, Craig Kvamme, Brandon Juarez, Bob Fontaine, and Paul Obrien.

Minutes: 2020 Annual meeting minutes were reviewed. **Motion:** A Motion was made to approve the minutes of the January 22, 2020 Annual Meeting as presented. (Pampaian; Strain; approved.)

State of Two Rivers:

- **Security:**
 - Fishing continues to be an issue.
 - Non-resident activity has reached a low.
 - Trespassers in the Basketball court.
 - Tennis Court gate was removed.
 - Terminated services with Deep Six.
- **Pool Restoration:**
 - Pool was leaking.
 - Last year pool was replastered.
 - Pool coping, edge moves, and tiles fall off.
 - 2022 pool coping will be replaced, and tiles. \$47,000.
 - 2023 decking will be replaced.
- **Tesoro Trail:**
 - Work was delayed in 2021.
 - Area will be regraded and done in 2022 late spring.
- **Island woods drive:**
 - Pavers. Board has gone back and forth regarding pavers with City and ACHD. Kevin is exploring options with the City and ACHD.
- **Light Poles:**
 - Two light poles were destroyed by distracted drivers. Both of the poles are being covered by the driver's insurance. Which is causing the delay.

- **Water and Irrigation:**
 - River and ponds are very low. Ponds are fed by river and water table.
 - Irrigation season starts Friday April 1.
 - Additional Water Rights have been purchased and the HOA can draw more than previous years.
 - All of the controls are online and accessible through an App. a lot of valves have been replaced.
 - Purchased a spare motor and pump in case the pump goes down.
 - Weather sensors will be added throughout the neighborhood to better manage water.
- **Mailboxes:**
 - Mail boxes and stands are falling apart. Board is looking at long term plans to replace and approve new mailboxes. Homeowners would like locking mailboxes.
- **Townhall:**
 - Kevin discussed long term maintenance issues and what the board can do.
 - Clubhouse Restoration. Board would like to upgrade and maybe update clubhouse.
 - Berm Restoration on Eagle Road.
 - Restoration of Front Entrance to the neighborhood.
 - Kevin discussed special assessment and possibilities.

Landscape and Ponds Maintenance: Craig Kvamme reviewed landscape in 2021.

- **Ponds:**
 - Aquatechnex is our current contractor. Monitoring is better, and responsive.
 - 2020 huge problem with milfoil. 2021 far better.
 - Improvements on bioswales for drainage.
 - Water feature flows.
 - Plans for 2022.
 - Cattails will be cut back in 16, 8, and a few other. Cat Tails will be reduced by 20%.
- **Landscape Maintenance:**
 - Franz Witte is under contract for 2 more years.
 - Board is very pleased with service and work being done.
- **Improvements for 2022.**
 - Water retention.
 - Improve the soil.
 - Increase length of grass, mulch etc.
 - Franz Witte is increasing flowers pop up throughout the year.
- **Volunteerism.**
 - Craig asked for volunteers to help.
- **Poplars:**
 - Removal project. End of 2019.
 - Down to 50 trees that need to be removed.
 - Succors will be treated, and stump grinding will occur later.
- **Boulevard Restoration:**
 - 11,000 linear feet of boulevards. There were too many trees planted and too close to each other.

- Current plan is to restore over time. Thin out trees. Remove drip lines, and install new evergreen plants. To restore privacy if possible. 1000-1500 feet planned this year.
- **Financial Report:** Treasurer Jennifer Meyer presented the 2020 and 2021 Two Rivers Financial Report, and spoke briefly about the following items:
 - 2020 had a loss of \$30,000 due to clubhouse being closed.
 - 2020 had 4% dues increase, and 2% dues increase in 2021. 3% dues
 - Reserve expenses have been for pumps and pools.
 - 70% of budget goes to landscaping.
 - 10% of budget to utilities.
 - Reserve expenses expected for 2022. Pool and Pumps.
 - Ended year with a surplus of \$47,372.55.
- **Committee Reports.**
 - Kevin asked for volunteers for various committees.
 - Kevin introduced all committee chairs. Mailboxes, ACC, Landscape, and Social.
- **Election of Directors.**
 - Four seats are open for election.
 - The floor was opened for nominations from the floor.
 - Robert Swikert was nominated from the floor for the Pointe seat.
 - Seth Robinson and Karen Hayes introduced themselves. Karen Hayes elected to remove her name from the ballot.
 - Rivermoor, self-nominated candidates Kevin Zasio.
 - Island, self-nominated candidates Jennifer Meyer.
 - Main, self-nominated candidates Craig Kvamme, Karen Hayes, Seth Robinson.
 - Pointe,
- **Adoption of Changes to the Amended Bylaws.**
 - Kevin discussed the proposed amendment.

Election results:

- Rivermoor. Kevin Zasio
- Island. Jennifer Meyer.
- Main. Craig Kvamme.
- Pointe. Robert Swikert.
- Adoption of Changes to the By-laws. Passed. 57-4.

Adjournment: Meeting was adjourned at 8:32 pm. **Motion:** Motion was made to adjourn the meeting. Meyer; Juarez; passed.