



ANNUAL MEETING MINUTES
Two Rivers Homeowners Association Inc.
March 29, 2023 6:00 p.m.

Notice of Meeting: Notice of meeting was mailed on February 28, 2023.

Call to Order: The meeting was called to order at 6:36 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. 69 homes were represented 53 in person and 16 by absent owners' proxies.

Board Introductions: President Kevin Zasio introduced all board members present; Paul O'Brien, Jennifer Meyer, Craig Kvamme, Brandon Juarez, Seth Robinson, and John Janson.

Guest: Chief Ryan Willkie and detective Marlon Mcowan was present from the Ada County Sheriff's Office. The Chief described how the Sheriff's office serves the community and operates in Eagle. He also discussed the current spate of break ins and thefts in the Eagle Area, and answered questions from homeowners.

Minutes: 2022 Annual meeting minutes were reviewed. **Motion:** A Motion was made to approve the minutes of the March 30, 2022, Annual Meeting as presented. (Kvamme; Heller; approved.)

State of Two Rivers:

Committee Reports:

- **Footbridge.**
 - Will be open 21st. According to the city.
- **Security:**
 - 17 break ins over the past months.
 - Trespassing issues. Slowly declining. 2022 was one of better years.
 - Fishing continues to be an issue from time to time.
 - Non-resident activity has reached a low.
 - Trespassers in the Basketball court. Facilities are for the residents only.
 - Tennis Court gate was removed and broken into last year. Security cameras now can see the entrances.
 - Chairs in courts need to be discarded.
- **Pool Restoration:**
 - Pool was leaking.
 - Last year pool was replastered.
 - Pool coping, edge moves, and tiles fall off.
 - 2022 plaster was repaired.
 - 2023 tile, coping, and needed decking will be replaced.
- **Tesoro Trail:**

- Work was delayed in 2022. Path was repaved too low. Board did not pay contractor for work. It was not raised as required by the scope of work.
- Area will be regraded and done in 2023 spring.
- **Island woods drive:**
 - Pavers. Plan is to remove the pavers and replace with asphalt. Board has gone back and forth regarding pavers with City and ACHD. Kevin has explored keeping the pavers or not, and the decision has been made to remove them due to maintenance concerns.
- **Poplars:**
 - Coming to a close. Pond 7 was done and an area by the river. There are a few scattered trees throughout the neighborhood in the common area.
 - Homeowner requested all pin oaks be removed and replaced.
- **Water and Irrigation:**
 - Ponds are down. River is down. Ponds are down. Starting April 1 we will start drawing water.
 - April 5 pumps come on and the system will be flushed out and started.
 - April 12 homeowners will be able to turn on water to their homes.
 - Reserve water has been secured. 60% more water than 2021.
 - Valves 60 out of 400 have been replaced. Map will be created and finished in 2023.
 - Spare motor and pump for main irrigation system was purchased last year.
 - Weather sensors were added in 2022. Weather monitoring stations will shut them during rain.
- **Cat Tails**
 - Cat tail growth will be remediated or cut back by
- **Shorelines.**
 - Fescue versus grass. Homeowner over the past several years. Fescue grows and flops over and drops seed. Prevents weeds.
 - Working in 2023 to restore fescue areas by rejuvenating the fescue areas. 4-5 year plan to treat and evaluate each pond.
- **Ponds:**
 - Craig reviewed what is done with the ponds for treatment.
 - 17 ponds. 32 acres of ponds.
 - 44 Water fall features. Each has it's own pump and operations.
 - 1 Main pump with 3 main pumps.
 - Require a lot of management and maintenance.
 - All connected by culverts and
 - New aerator installed today.
- **Landscape:**
 - Year number 6 with Franz Witte. Will be bid out this year.
 - Craig has looked at ways to cut back the total cost of the contract etc.
 - Responsible for fall clean up.
 - Spring clean up has begun and irrigation start up is imminent,
 - Non contractual issues will be dealt with quicker.
 - Improvements for 2023 working on berm improvements.
 - Dead bush round up. Dead bushes will be removed faster.
 - Restoration projects along boulevards.
 - Traffic Islands will be addressed in 2023 and 2024.
 - Berm restoration projects.

- **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.
- **Financials**
 - Jennifer Meyer discussed financials. Dues increase due to inflation.
 - Everything is more expensive.
 - \$841,000 total income 2022. Spent \$790,000. Surplus of \$59,000.
 - 2023 budget increased expenses and income. Expecting to see a surplus.
 - Questions.
- **Committee Reports.**
 - Kevin talked about committees.
 - 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. None were made.

Election results:

- 3 year. Paul O'Brien.
- 3 year. Monica Brock.
- 1 year. Janice Eggers.
- 3 year. Brandon Juarez.

Adjournment: Meeting was adjourned at 8:27 pm.

These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved by me and accepted by the Two Rivers Homeowners Association at the 2024 Annual Meeting.