

**Two Rivers Homeowners Association
Board Meeting
November 13, 2023**

Present: Board members: Kevin Zasio, Seth Robinson, Craig Kvamme, Paul O'Brien, Monica Brock, Brandon Juarez, Janine Eggers, and Jennifer Meyer by phone.

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: John Janson.

Homeowner Forum (Non-Mailboxes)

- Yuriy Buchinskiy attending representing his business, Valentina's alterations. Board advised homeowner to speak to his attorney as the board has attorney on this subject.

Homeowner Forum (Mailboxes): 28 homeowners present.

- Rod Higgins likes mailboxes and does not want them changed.
- Nancy Soares wants homeowners to take care of their own maintenance.
- Patty Wills was opposed, but is now in favor of the assessment.
- Celia, no last name.
- Reese agrees with Nancy about the allowing homeowners to purchase Walmart mailboxes, and make it a cheaper option.
- Len Nelson painted his mail box. Does not want to be assessed for it.
- Yuriy Buchinsky.
- Dave Edwards disagrees with replacing the mailbox.
- Mike is for the idea.
- Scott Keene in favor of the idea.
- Bill Rudd would like an on the house mailbox.
- Deb Martens, not opposed.
- Carlos on Willow Trace. Mail boxes
- David Decker in favor.
- Larry Harpe. In favor.
- Arbor Island Way. Would like a fixed cost.
- Michael Feiler. Opposed to the assessment and process.

Call to Order: The meeting was called to order at 9:00 AM President Kevin Zasio.

Minutes: Minutes from the October 16, 2023, meeting were reviewed. **Motion:** Motion to approve the minutes from the October 16, 2023, meeting was made. (Eggers; Robinson; passed.)

Financials: Treasurer Jennifer Meyer was absent so the board tabled the financials until the next meeting.

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

- Clubhouse bookings to date for year at \$38,000.00 to year end.

Old Business:

- Mailboxes. Board discussed plan of action. The board would like to get several mailbox ideas. Brandon to research how to remove the stands, replace, and get an idea on cost.
- CC&R Committee Report. Work is in progress.
- Landscape Contract. Craig has been working with Witte for Several months. Scope of work and bid came back at 5%. Craig recommends approval of the contract.
Motion: Motion was made to approve the contract with Franz Witte at a 5% increase over 2023 price. (Eggers; Brock; passed.)

New Business:

- N/A

Committee Reports:

- Landscape. Craig reported on landscape activities. Contractual things on schedule. Blow out completed. Flowers will be a separate line item and contract. Have Franz Witte's flower bid.
- ACC. Paul reported earlier on Committee Activity.
- Social. Monica reported on the activity of the committee. Finalizing Christmas plans.

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

- **Streams:** No representation at meeting.
- **Island:** No report.
- **Pointe:** No Report.
- **Rivermoor:** No report.

Comments: Comments from homeowners.

Executive Session: Executive Session started at 11:20 AM. Executive Session ended at 11:30 AM.

Motion: Motion to approve the contract as presented at a cost of \$7250.00 for the paver engineering. (Eggers; Kvamme; passed.)

Meeting Adjournment: The Meeting adjourned at 11:41 AM. Motion: Motion to adjourn was made. (O'Brien; Kvamme; passed.)

Next Regular Board Meetings:

January 15, 2023, 9:00 AM.

Two Rivers Clubhouse.