

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
February 20, 2023**

Present: Board members: Kevin Zasio, Craig Kvamme, Paul O'Brien, Seth Robinson, Brandon Juarez.

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: Rob Swikert, Jennifer Meyer, and John Janson.

Homeowners present: 2 residents, representing 2 homes were present.

- Gary Riggs expressed concern over trees in drainage swale.
- Nancy Soares.

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

Notice of Meeting: Notice of meeting was sent on February 13, 2023, via email.

Minutes: Minutes from the November 21, 2022, meeting were reviewed and approved as submitted. **Motion:** Motion was made to approve the minutes as presented. (O'Brien; Robinson; passed).

Financials: Treasurer Jennifer Meyer reported on January 2023 Financials as presented.

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

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

- Clubhouse bookings to date for year at \$37,500.00 to year end.
- Management reported camera upgrades are complete. Access was sent to Board President for remote viewing.
- Pond work removal of cattails has been completed. Spraying included.
- Cutting edge to complete drainage work in next week.

Old Business:

- **Pavers.** Work has been approved. Scheduling and coordination to be worked once PSI is approved by ACHD. Paving will not be done until Asphalt plant opens.

New Business:

- **Annual Meeting.** Annual Meeting, Scheduled for March 29, 2023. Second board meeting in March after the Annual meeting for Officers will be held.
- **Paint Bids.** Seth presented 2 bids for paint. M&M painting bid was \$13,431.00. **Motion:** Motion was made to approve the bid from M&M Specialty Painting for \$13,431.00 (Robinson; Juarez; passed.)
- **Snow Removal.** Kevin and Craig purchased an ATV with a snow plow and snow gear setup. Kevin and Craig would like to propose a fixed fee of \$2000.00 a year for snow removal from the common area sidewalks, parking lot, and Tesoro trail.

Committee Reports:

- **Landscape Committee:** Craig reported on Poplar work southern shore of Pond 7. Anticipate conclusion end of February / March. Potential damage to Shores HOA area will need to be remediated. Once this is completed there are approximately 4 remaining poplars. Craig is in discussion with Franz about making sure that Mike and Alberto will be more present.
 - Dead plants on berms. Former practice was to do it during a round up. Craig will be going through and identify all dead. All dead will be removed, and then decision will be made as to what needs replaced and when.
 - Flowers. Board decided to go with another flower provider for 2023.
 - Berm Rehab. 32 trees have been removed, next step is to install and assess the area for installation of plants, and grass strip.
 - Will be looking into rehabbing Channel to Grand Island. For installation in 2024.
 - Craig would like to start Re-habilitation and pricing for traffic Islands throughout neighborhood. Will consult with landscape architect.
 - Four corners Island Glenn and Channel. Arborvitae are dying. Some rehab work will be done at this intersection.
 - Aqua Technex sprayed 15% of cattails throughout neighborhood. Will be monitored.
 - New aerators for Pond 2 will be done this year.
 - Pond Shorelines. Craig is working with Franz Witte for a 4 year plan to rehab the pond shorelines.
 - Valve replacement. 39 irrigation valves have been replaced in Two Rivers over the last year. All around older ponds.
- **ACC Committee:** Paul reported on ACC committee activity. Slow season. 2 requests have been approved.

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

- **Streams:** No report.
- **Island:** No report.
- **Pointe:** Are having a special assessment done to replenish their reserves.
- **Rivermoor:** No report.

Executive Session: Board entered executive session at 10:24. Board exited executive session at 10:40 AM.

Meeting Adjournment: The Meeting adjourned at 10:45 am **Motion:** Motion to adjourn the meeting was made. (O'Brien; Robinson; passed.)

Next Regular Board Meetings:

March 20, 2023, 9:00 AM

Two Rivers Clubhouse.

March 29, 2023 6:00 PM

Two Rivers Clubhouse.

March 29, 2023 Following Annual Meeting

Two Rivers Clubhouse.