

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

**Present:** Board members: Paul O'Brien, Craig Kvamme, Seth Robinson, Brandon Juarez, and Jennifer Meyer.

**Sentry Management:** Representing Sentry Management was Christian Brockl

**Board Members Absent:** Kevin Zasio, Rob Swikert, and John Janson.

**Call to Order:** The meeting was called to order at 9:00 am. by Vice President Paul O'Brien.

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

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

- Nancy Soares. Came to discuss several questions. Financial questions and budget questions. Including reserve spending.

**Minutes:** Minutes from the February 20, 2023, meeting were reviewed and approved as submitted. **Motion:** Motion was made to approve the minutes as presented with one noted change. (Meyer; Robinson; passed).

**Financials:** Treasurer Jennifer Meyer reported on February 2023 Financials as presented. **Motion:** Motion was made to approve the financials as presented. (Kvamme; Robinson; passed.)

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

- Clubhouse bookings to date for year at \$17,500.00 to year end.

**Old Business:**

- **Paint Bids.** Seth Updated the board on the updated baseboard painting. Base boards and a few other items on the base board and the woods. Added and additional \$2,450.00. **Motion:** Motion was made to approve the additional \$2,450.00. (Meyer; Juarez; passed.)
- **Snow Removal.** Tabled until answer from insurance is received.

**New Business:**

- **Security.** Two Bids were presented to install license plate cameras at the entrances to Two Rivers. Tabled until Annual Meeting for discussion.

**Committee Reports:**

- **Landscape Committee:** Craig reported on spring clean up, and Franz Witte's cleanup effort.
  - Pond management plan. Franz was asked to come up with a multi year pond shoreline rehab plan. Pond 7 being one of the hardest shoreline to manage. Cat tail management plan.

- Flowers. New contractor is supplying and installing. Franz Witte will be maintaining flowers.
- All trees are removed from Pond 7, poplars. Clean up is not completed. Debris in water. Fence damage, and a couple of other issues remain. Reseeding needs to be done in the bioswale.
- Only a couple of trees left.
- Cat tails. In Fall Aqua Technex sprayed 15% of the cat tails. Next step is to remove cat tails from ponds. There are a couple of vendors that Craig is going to have bid removal in mid-april. Trent Shelton has left Aqua Technex.
- Pond 2 Aeration. Bid in packet. Casco Marine bid at \$5048.60 **Motion:** Motion to approve the bid for the new Aeration system in pond 2 was made at \$5048.60. (Meyer; Juarez; passed.)
- Berm update. Craig met with Franz Witte on the berm between The Streams gate and Eagle Road. 70 or more plants will be installed between these two locations.
- Traffic circles and Islands. Jennifer reported on working with a re-hab of all the traffic Islands.
- **ACC Committee:** Paul reported on ACC committee activity.
  - Greg Ulery brought a request for a grey home forward to the board for review. Paul will respond back to homeowner with a disapproval, with reasons.

**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 10:31. Board exited executive session at 10:35 AM.

**Meeting Adjournment:** The Meeting adjourned at 10:41 am **Motion:** Motion to adjourn the meeting was made. (Meyer; Kvamme; passed.)

**Next Regular Board Meetings:**

March 29, 2023 6:00 PM BOD

Two Rivers Clubhouse.

March 29, 2023 Following Annual Meeting

Two Rivers Clubhouse.