

Two Rivers Homeowners Association
Town hall meeting
June 20, 2023

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

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: John Janson.

Homeowner Forum: 16 homeowners present. Items discussed during meeting.

- Parking.
- Fishing Lanyards.
- Parking Permits for the clubhouse parking lot.
- Homeowners discussed options for solving each problem.

Call to Order: The meeting was called to order at 10:20 AM President Kevin Zasio.

Minutes: Minutes from the May 15, 2023, meeting were reviewed. **Motion:** Motion to approve the minutes from May Meeting was made. (Meyer; Robinsons; passed.)

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

Motion: Motion was made to approve the financials as presented. (Kvamme; Robinson; rez; passed.)

Reserve Balance low. **Motion:** Motion was made to move \$100,000.00 from operating to Reserve. (Meyer; Eggers; passed.)

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

- Clubhouse bookings to date for year at \$27,200.00 to year end.
- Board discussed removal and replacement of doors. Tabled for other options.
- Tree behind 981 arbor Island Way. Board approved the removal of the tree at \$650.00.
- A number of ACC Requests were reviewed and approved or not approved during the month.

Old Business:

- **Security.** Kevin reported on security in the neighborhood. Cameras are not the quality he would like.
- **Pool open.** Project delayed until fall. Management to get start date.
- **Cat Tail project.** Craig reported on cat tail removals. Pond 4 completed. Pond 1, 8, and 15 are left to be completed.
- **Paver Update.** No update.
- **Trail Update.** Trough has been dug and will be finished by Craig.
- **Fall Festival Update.** Date secured. Need to find a band.

New Business:

- **Security.** 1 more sign to be added to the parking lot. Motion lights are another option to be installed in the parking lot to. **Motion:** Motion was made to install motion lights on 2 light poles, and the garage so when there is motion at night the lights come on at night in the parking lot up to \$5000.00 (Meyer; Eggers; passed.)
- **Update Fishing Rules.** No objection to lanyards by board. Decision will be done at Thursday Meeting.
- **Clubhouse Parking Passes.** The board would like to create laminated passes. That are not stickers or are removable. Rules would be dawn to dusk parking. No overnight parking.
- **Doors.** Tabled.
- **CC&R committee.** Discussed. No news now.

Committee Reports:

- **Landscape Committee:** Craig reported on committee activities.
 - Flowers are all in.
 - Extras planted by volunteers.
 - Franz Witte up to date with contractual obligations. Should be finished by weeks end.
 - Tesoro trail is being worked on currently. Cobble to be added.
 - Ponds treated this week. Aerators on two need to be turned on.
 - Berm rehab is completed near streams. HOA added and additional 40 plants.
 - Traffic Roundabout project. Board will not be using design from Hope, but will be done on a as needed basis. Landscape Chair to work on this.
- **ACC Committee:** Paul reported on the ACC's activities during the month.
 - Committee working on a procedure and policy for paint color and privacy screens.
- **Social:** No report. Monica Brock named Social Committee chair.

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

- **Streams:** No report.
- **Island:** No report.
- **Pointe:** No Report.
- **Rivermoor:** No report.

Executive Session: Executive Session entered at 12:06 PM. Executive Session ended at 1:21 PM.

Meeting Adjournment: The Meeting adjourned at 1:10 PM. Motion: Motion to adjourn was made. (Robinson; Meyer; passed.)

Next Regular Board Meetings:

June 22, 2023 8:00 AM.

August 21, 2023 9:00 AM.

Two Rivers Clubhouse.

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