

**Two Rivers Homeowners Association
Board Meeting
September 11, 2023**

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

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: Seth Robinson, Monica Brock, and John Janson.

Homeowner Forum: 8 homeowners present. Items discussed during meeting.

- Larry and Barbara Harpe.
- Nancy Soares.
- Deb Martens.
- Yuriy Buchinsky and attorney.
- Rick and Jen Colombatto.
- Items discussed:
 - Recommended having quarterly newsletters. Harpe and Martens Volunteered to author letter.
 - Fine Policy.
 - Welcome committee or letter to homeowners. Janine is volunteering to welcome neighbors.
 - Landscape items and stump removal.
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Call to Order: The meeting was called to order at 9:00 AM President Kevin Zasio.

Minutes: Minutes from the August 21, 2023, meeting were reviewed. **Motion:** Motion to approve the minutes from the August 21, 2023, meeting was made. (O'Brien; Eggers; passed.)

Financials: Treasurer Jennifer Meyer reported on August 2023 Financials as presented. **Motion:** Motion was made to approve the financials as presented. (Eggers; O'Brien; passed.)

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

- Clubhouse bookings to date for year at \$36,000.00 to year end.
- The board discussed removal and replacement of doors. Tabled for other options.
- A number of ACC Requests were reviewed and approved during August. Full review in packet.

Old Business:

- **Fall Festival Update:** Kevin updated status of plans. Board show up at 3:30 to set-up.
- **Doors.** Tabled and discussed during management report.
- **Pool Closing:** Pool closing September 17. Construction begins on Monday the 18th.

New Business:

- **CC&R Committee report:** Paul has reported on the progress of the committee and time frame of completing the re-draft.
- **Landscape Committee:** Craig reported on committee activities.
 - Contractual schedule and quality of work on time and up to standard. B+ level of work.
 - Several dead trees. Committee knows of them. Volunteer help will be used to take care of them.
 - Berm restoration has continued. September time frame.
 - Irrigation is running well.
 - Pond 5 is being looked at.
 - Punch list from committee has worked well.
 - Landscape Committee has marked up contract. Plans to send out RFP by Oct 1, 2023.
- **ACC Committee:** Paul reported on the ACC's activities during the month.
 - Color palette has been tabled until CC&R work is completed.
- **Social:** No Activity reported.
- **Christmas Lighting:** Kevin updated the board of directors on Christmas lighting for 2023.

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.

CC&R Violation Hearing: 934 S Island Glenn Way.

Homeowner present: Yuriy Buchinskiy. Scott Cleveland in attendance as an interested third party. Asked one question as to enforcing all CC&R's.

Executive Session: Executive Session entered at 10:17 AM. Executive Session ended at 11:00 AM.

Motion: Motion was made to determine that the violation has not been resolved. (Kvamme; Eggers; passed.)

Motion: Motion was made to have the homeowner comply to the CC&Rs within 30 days to comply with the CC&Rs. If non-compliance, then initiation of the fine will begin. (Eggers; Meyer; passed. 1 abstention.)

Meeting Adjournment: The Meeting adjourned at 11:05 AM. Motion: Motion to adjourn was made. (O'Brien; Meyer; passed.)

Next Regular Board Meetings:

October 16, 2023. 9:00 AM.

Two Rivers Clubhouse.

