

**Two Rivers Homeowners Association  
Board of Directors Meeting Minutes  
April 16, 2018**

**Present:** Board members: Kevin Zasio, Patrick Wirta, Brandon Juarez, Wil Smoke, Joe Mueller, and Craig Kvamme. Jennifer Meyer arrived at 9:20 am. Joe Mueller left at 10:00 am. **Absent:** None

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

**Call to Order:** The meeting was called to order at 9:05 a.m. by President Kevin Zasio.

**Homeowner Forum: 9:00 a.m. – 9:15 a.m.**

**Guests: Guest:** Janet Andrew attended the meeting and was appointed as the Social Chair for the Two Rivers.

**Minutes:** Minutes from the March 19, 2018 meeting were reviewed. **Motion:** Motion to amend the minutes from the March 19, 2018 meeting were made. (Wirta; Mueller; passed) **Motion:** A motion was made to approve the amended minutes from March 19, 2018. (Smoke; Juarez; passed)

**Social Chair:** Report by Janet Andrew. Janet reported that her committee will be changing how things have been done versus the past years. She would like to stream line events, have fewer events but with larger impact.

**Financials:** Financials through March 31, 2018 were presented and reviewed by Jennifer Meyer. **CD's:** There is one CD maturing in April. **Motion:** Motion to cash out the \$76,737.70 at ICCU and deposit into a 6 month CD or a money market account, and have Jennifer and Kevin advise management on which CD or account they want the money put into via email was made. (Kvamme; Smoke; passed). **Motion:** A motion was made to accept the financials as presented through March 31, 2018 (Smoke; Mueller passed)

**Manager's Report:** Accepted without questions.

- CCR. A few violations were discussed, and resolved by end of March 2018.

**Old Business:**

- **Parking Lot Update:** Kevin updated the board on the status. 11:59 pm on the 19<sup>th</sup> is the last change for the city to appeal the decision on the parking lot.
- **Compost Proposals:** Patrick reported on the status of the compost proposals. He has decided after further research to cancel adding compost.
- **Director Vacancy:** Tabled until later in the meeting.
- **Mowing of Sub Association Common Areas:** Kevin to meet with Management about Plats and bring back information to the board.
- **Boulevard Berms:** Planting and rehab will begin shortly in the boulevards.
- **Pool Bid:** Patrick presented a bid to repair the pool area landscape at \$4000.00 from Franz Witte. Patrick will get additional bids, but will proceed with landscape

proposal unless lower numbers come in lower. **Motion:** Motion to spend up to \$4000.00 to repair the pool area was made. (Wirta; Meyer; passed)

- **Traffic Island Rehabs.** Scheduled and waiting on water.

#### **New Business:**

- **Signs:** Temporary Signs will be going away in 2018.
- **Pest Control Service Proposal:** A proposal was made to a board member by a vendor who wanted to advertise their services in exchange for a referral. Board tabled the idea.
- **Newsletter:** One newsletter, board will bring all articles and compile everything into a newsletter. Items of concern are signs, speeding, and loose dogs.
- **Clubhouse Rental Program:** Will stay as is.

#### **Committee Reports:**


- **ACC:** Craig reviewed ACC issues. Specifically the approved tree list. The tree list is short. The ACC will review what trees can be added or removed from the tree replacement list. Craig and committee will review how many homes need to have trees added to mow strip, and which do not need it. Homeowners will have until spring 2019 to get trees installed.
- **Pointe ACC:** The Pointe has taken over their own Architectural Control Committee. The Pointe board will author a letter letting the main Two Rivers know that the Pointe ACC will be handled inside the Pointe.
- **Landscape / Water Acquisition:** Earlier in meeting.
- **Social:** Report earlier in meeting.

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

- N/a

**Meeting Adjournment:** The Meeting adjourned at 11:22 a.m. **Motion:** Motion to adjourn the meeting was made. (Wirta; Smoke; passed).

Prepared and respectfully submitted by Christian Brockl, on behalf of Craig Kvamme, Secretary of The Two Rivers Home Owners Association Inc.

  
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Craig Kvamme; Secretary, Two Rivers HOA Inc.