

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

Present: Board members: Kevin Zasio, Patrick Wirta, Wil Smoke, Brandon Juarez, Craig Kvamme, Jennifer Meyer, and Joe Mueller by phone.

Absent: none

Sentry Management: Representing Sentry Management was Christian Brockl.

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

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

Guests: Homeowner Bob Bucker and Dave Everts.

Parking Lot Update: Kevin updated homeowner and board of the current status of the parking lot lawsuit. Next update will be on July 30, 2018 after the court date.

Minutes: Minutes from the May 21, 2018 meeting were reviewed. **Motion:** Motion to approve the minutes from the May 21, 2018 meeting were made. (Wirta; Smoke; passed)

Financials: Treasurer Jennifer Meyer. Updated board on status of Seeder Accounts, and reviewed financials. **Motion:** Motion was made to approve the financials for May 2018. (Smoke; Wirta; passed)

Manager's Report: Accepted without questions.

Old Business:

- **Parking Lot Update:** Kevin updated the board on the status. The board is waiting on the judge for a final decision July 31, 2018. Discussed at the beginning of the meeting. Signs are very effective at keeping cars out.
- **Newsletter:** Kevin has written a draft and will be sending to board for approval. Family fun festival will be a big focus of the newsletter and.
- **Median tree update:** Craig has started the process, Craig has a list of homes without 2 trees. He has drafted a letter. Waiting on more information to complete the street easement trees. Revised waiver and letter were reviewed by the board. Craig will review and finish letter and submit to board.
- **Director Vacancy:** No action. Tabled.
- **Fishing Lanyard:** Get finished images to board.
- **Security for the Neighborhood update:** Management updated the board on the status of Security Services bids that are possible to the neighborhood. **Motion:** Motion was made to send a Fishing lanyard to every homeowner with the newsletter. (Meyer; Smoke; passed). **Motion:** Motion to approve a 3 month contract with a security company for 60 hours a month, board to refine scope of work, and to begin July 1. (Meyer; Kvamme; passed)

New Business:

- **Signage:** Changing signage on Parking Lot. **Motion:** Motion was made to approve new signs in the Parking lot to: Private Property, Resident Parking Only, Dawn to Dusk. (Meyer; Kvamme; passed)

Committee Reports:

- **ACC:** Craig reviewed ACC issues. As discussed in board meeting.
- **Landscape / Water Acquisition:** Patrick reviewed current state of bids. Map of trees and desired number has been provided Alpine with desired number of removable trees.
- **Trees: Motion:** Motion to accept and approve Alpine's Aerial survey as the main tool for poplar Tree inventory as a tool for tree planning and removals in the present and future. (Wirta; Kvamme; passed). Additional Spending. **Motion:** Motion was made to clarify the May motion that the \$20,000 come out of reserves. (Meyer; Smoke; passed)
- **Social:** No report.
- **Collections:** Three homeowners are in arrears and can be sent to collection. **Motion:** Motion to send all qualified homeowners to collections. (Meyer; Smoke; passed.)

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

- N/a

Meeting Adjournment: The Meeting adjourned at 11:45 a.m. **Motion:** Motion to adjourn the meeting was made. (Smoke; Kvamme; passed).

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

Craig Kvamme; Secretary, Two Rivers HOA Inc.