

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
August 20, 2018**

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

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: none

Minutes: Minutes from the June 18, 2018 meeting were reviewed. One correction was made to a sentence in Old Business. Security. Sentence "Tabled until 2018 July Meeting." Was removed. **Motion:** Motion to approve the minutes from the June 18, 2018 meeting were made. (Smoke; Meyer; passed) **Minutes:** Minutes from the meeting held on August 9, 2018 were reviewed. **Motion:** Motion to approve the minutes from the August 9, 2018 meeting was made. (Meyer; Smoke; passed)

Financials: Treasurer Jennifer Meyer reviewed financials. **Motion:** Motion was made to approve the financials for July 2018. (Mueller; Meyer; passed).

Manager's Report: Accepted without a few questions. Management reported on several issues in the neighborhood. Irrigation shut off valve, toilets, and filters, and mats.

Old Business:

- **Parking Lot Update:** No update.
- **Director Vacancy.** No activity. Notices went out in newsletter.
- **Median tree update:** Craig has started the process. Kevin is working on helping Craig with trees and, Craig has a list of homes without 2 trees. Craig and Kevin will finish the letter and process.
- **Security:** Joe reported on the activities of the security company, and their report. Board would like Joe to speak to Mace River and the Shores about shared security between the 3 HOA's in the future. The board would like to have Alan from Go Deep come to the next meeting, and review his activities. **Motion:** Motion was made to approve an increase of hours per month from 60-80 hours a month to augment during school hours. (Wirta; Meyer; passed 5-1)
- **Fishing Lanyard:** After the costs of lanyards was given to the board. The board revisited the cost and decided against having lanyards made. **Motion:** Motion was made to not have lanyards made and pursue them in the future. (Smoke; Mueller; passed)

New Business:

- **Filter Bids.** Management presented 3 bids for filters. **Motion:** Motion to approve \$50,000.00 to be spent on the aging irrigation filters, the isolation valve for the system, and a roof structure above the filters and pumps on the main Two Rivers Irrigation system. (Wirta; Meyer; passed)
- **Tree Report.** Patrick reviewed the tree report. The report detailed the direction that that Alpine Tree Services suggested as to the path of removal. **Motion:** Motion was made to draft a letter to homeowners informing them that the board will cost with the assistance of the removal of cottonwood trees in the common area 50% up to \$50,000. (Mueller; Smoke; passed.)
- **Signs at Entrances:** Patrick presented a draft of signs to be installed at the entrances of the Two Rivers. Tabled until September.
- **Wheels on Lawn Chairs:** No activity was completed in 2018. Add to September Agenda.
- **Planting on Berms.** Patrick will bring an update to the board. Add to September Agenda.

Committee Reports:

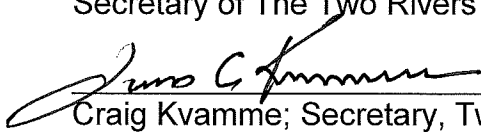
- **ACC:** Craig reviewed ACC issues. As discussed in board meeting.
- **Landscape / Water Acquisition:** Patrick reviewed current state of bids. Map of trees and desired number has been provided Alpine with desired number of removable trees.

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

- N/a

Meeting Adjournment: The Meeting adjourned at 11:35 a.m. **Motion:** Motion to adjourn the meeting was made. (Meyer; Smoke; 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.