

**Two Rivers Homeowners Association
Board Meeting
August 21, 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.

- Chuck Vaughn, new homeowner,
- Darrel Stanley, new homeowner.
- Nancy Soares and Deb Martin, homeowners, and members of the landscape committee.
- Deb presented ideas regarding the clubhouse and improvements that they believe are needed.

Call to Order: The meeting was called to order at 9:20 AM President Kevin Zasio.

Minutes: Minutes from the June 19, 2023, meeting were reviewed. **Motion:** Motion to approve the minutes from the June meeting was made. (Eggers; Brock; passed.)

Financials: Treasurer Jennifer Meyer reported on July 2023 Financials as presented. **Motion:** Motion was made to approve the financials as presented. (Kvamme; Robinson; passed.)

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

- Clubhouse bookings to date for year at \$34,000.00 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 June – July. Full review in packet.

Old Business:

- **Security.** Kevin reported on security in the neighborhood. Cameras are not the quality he would like. Tabled.
- **Pavers:** Waiting on permit from IDT. And report from engineering.
- **Fall festival update:** Plans are made. Tables ordered. September 16 date of event.
- **Doors:** Waiting on Bids from two vendors.
- **Pool projects start date.** September 18.

New Business:

- **Lanyards:** Have been completed and drafted will start in 2024. Will need to be picked up from Sentry Offices.

- **CC&R committee:** Kevin updated the board on the progress of the CC&R committee. Feedback to the board at the next meetings.

Committee Reports:

- **Landscape Committee:** Craig reported on committee activities.
 - Ponds are in pretty good shape.
 - Pond 17 next to the river has issues.
 - Drainage improvement has been completed other than seeding the grass.
 - Southwest side needs some initial work.
 - Irrigation has been shut off due to rain. No issues due to rain. Shoreline is being restored. Will be replanted on Pond 2 to start. Other ponds to follow.
 - Landscape committee working on reducing cost, and cost savings for 2024 contract.
- **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. Have been working on a pre-approved palette of colors. Still working on a simplified paint color palette.
- **Social:** Monica reported on social activity. Next ideas.
 - Chili cook off event. BSU vs Utah State game on at the clubhouse.

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 10:35 AM. Executive Session ended at 10:45 AM.

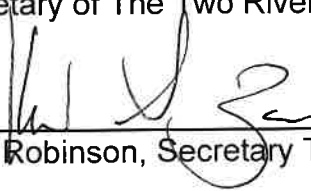
Meeting Adjournment: The Meeting adjourned at 10:40 AM. Motion: Motion to adjourn was made. (O'Brien; Robinson; passed.)

Next Regular Board Meetings:

September 11, 2023. 9:00 AM.

Two Rivers Clubhouse.

Prepared and respectfully submitted by Christian Brockl, on behalf of Seth Robinson.
Secretary of The Two Rivers Homeowners Association Inc.



Seth Robinson, Secretary Two Rivers HOA Inc.