

Two Rivers Homeowners Association Board of Directors Meeting Minutes May 15, 2023

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

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: John Janson, Monica Brock.

Homeowner Forum:

- Daniel Love to discuss Fall Festival.
- Andy Sever, to observe.
- Bev Godwin and spouse.
- Deb Martens, homeowner to discuss offer information for landscaping.
- Nancy Soares wanted to discuss how the board meeting is run with homeowner forum at beginning and would like it moved to the end.
 - Does ACHD get noted about heavy maintenance.
 - Would like the board to interact homeowners casually.
 - Would like a survey done.
 - Reserve is also a big concern for her.
 - Would like to have time with the board to discuss social concerns at the next meeting.
- Jo Hansen.

Call to Order: The meeting was called to order at 9:21 AM President Kevin Zasio.

Minutes: Minutes from the April 17, 2023 meeting were reviewed. One correction was noted. **Motion:** To approve the minutes from April Meeting Minutes with one correction. Financials were not approved as noted. (Eggers; Robinson; passed.)

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

Received \$8000.00 on income for clubhouse.

Landscape restoration spent \$95,000 on budget of \$115,000.00.

All on schedule for 2023 so far.

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

- Clubhouse bookings to date for year at \$22,200.00 to year end. No changes over last weeks meeting.
- Pool, was not completed as projected. Scheduled for immediately upon closing.
- Second camera vendor was met onsite and will be providing a price for security at entrances.
- Three waterfalls were repaired.
- 10 ACC Requests were reviewed and approved or not approved during the month.

Old Business:

- **Security.** Kevin reported on security in the neighborhood. Has been kicking out fisherman. Reported on the spate of thefts and break-ins in the neighborhood.
- **Remaining wood in clubhouse.** Tabled until next year.
- **Cat Tail project.** Craig reported on cat tail removals. Pond 4 completed. Pond 1, 8, and 15 are left to be completed.

New Business:

- **Fall Festival.** Kevin reported that the Fall Festival is scheduled for September 9, 2023. Kevin will work with Monica and Daniel.

Committee Reports:

- **Landscape Committee:** Craig reported on ponds and treatment. Slow flush of three of the Ponds has commenced.
 - Berm work on Two Rivers Drive Completed. spring cleanup and Franz Witte's cleanup effort.
 - Plant material in fall to be taken care of.
 - Franz Witte on schedule with contracted services for 2023.
- **ACC Committee:** Paul reported on the ACC's activities during the month.
 - 10 requests. 2 not approved. Paul and ACC will bring a policy and procedure for the next board meeting.
- **Social:** No report.

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: No Executive Session.

Meeting Adjournment: The Meeting adjourned at 10:25 AM.

Next Regular Board Meetings:

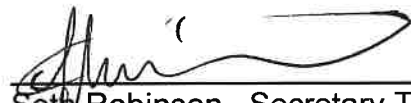
June 19, 2023 9:00 AM.

Two Rivers Clubhouse.

August 21, 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.