

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
October 15, 2018**

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

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: Dave Evarts, homeowner came to discuss median strip trees. Forms were passed onto Craig Kvamme for review.

Minutes: Minutes from the September 17, 2018 meeting were reviewed. **Motion:** Motion to approve the minutes from the September 17, 2018 meeting were made. (Smoke; Juarez; passed).

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

Manager's Report: Management reported on a few issues in the neighborhood. Irrigation shut off valve, and landscape review.

Old Business:

Parking Lot Update: The Two Rivers insurance attorney has initiated discovery requests with the City of Eagle

Median tree update: Homeowners are sending back variance forms for homes. 22 variance forms have been submitted. 12 have been approved, 10 are being researched.

- **Signs at entrance:** Kevin to get approval from the city.
- **Tree Plan.** October 31, 2018 Bid packages are due. Plans will be presented at November meeting.
- **Cost Sharing:** Four homeowners qualify for cost sharing. Management to get numbers to homeowners, and ask for agreement to pay cost.
- **Planting on Berms:** No update.

New Business:

- **Committee Landscape Discussion.**
- **Committee Resolution.** Kevin presented a resolution regarding committee's going forward. Kevin to bring a new draft to the November board meeting.
- **2019 Budget.** Board reviewed proposed 2019 budget. Increases in expenses and tree removal projects were discussed. There is a need to remove all cottonwood trees in the common areas within 5-6 years. The cost of this project in conjunction

with inflation and rising labor costs require an increase in dues. Board discussed and settled on a 4% increase in dues over the 2018 dues. **Motion:** Motion was made to approve the 2019 budget with a 4% dues increase over 2018 dues. (Mueller; Smoke; passed, Juarez abstained.)

- **Christmas Party.** Jennifer has scheduled and is working on event.
- **Pointe Open Seat.** Brian Burnett was invited to the Board Meeting, but was unable to attend.

Committee Reports:

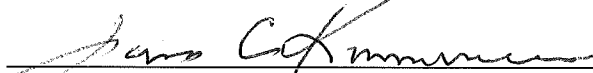
- **ACC:** Craig reviewed ACC issues. As discussed in board meeting.
- **Landscape / Water Acquisition:** Patrick reported on landscape issues throughout the meeting. He appraised the board on landscape activities including the current project to remove and replace the shut off valve for the Irrigation pump.
- **Security:** No report.

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

- N/a

Meeting Adjournment: The Meeting adjourned at 11:59 a.m. **Motion:** Motion to adjourn the meeting was made. (Meyer; Juarez; 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.

October Task List

Communicate with and fine 325 W River trail if property is not improved rapidly.
Find dead tree along Tesoro trail and send letter.
Get letter to 4 homeowners on cost sharing trees.
Add open committees to emails.
Activate Brandon's cards for access to pool area.
Get numbers early withdrawal from ICCU.