

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
November 15, 2021**

Present: Board members: Kevin Zasio, Bob Fontaine, Joe Mueller, Brandon Juarez, Kay Peterson, Jennifer Meyer, Paul Obrien, and Craig Kvamme.

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: None

Call to Order: The meeting was called to order at 9:02 am. by President Kevin Zasio.

Notice of Meeting: Notice of meeting was sent on November 8, 2021 via email.

Homeowner's Forum: No Homeowners Present.

Minutes: Minutes from the October 18, 2021 meeting were reviewed and approved as submitted. **Motion:** Motion was made to approve the minutes as presented. (Meyer; Kvamme; passed).

New Business:

- **By-Laws Amendment.** Bob Fontaine reviewed what has been done in the past, and what he is proposing to change in the By-Laws. Bob is proposing the board remove one paragraph of the By-Laws. Board approves the desired changes to By-laws. The board approves of the changes at the Annual Meeting to the Homeowners for approval.
- **Annual Meeting.** Board elections will be held for 3 seats. The Rivermoor, Island, and 1 Main seat. Elections for the seats that were up for election in 2022 will be held in 2023, and only held elections for those three with the addition of the Pointe Seat which will be a 2-year seat.
- **Pump and Motor.** Management presented a bid from Dan's Pump for purchase of a motor and pump to have on hand. **Motion:** Motion was made to purchase the pump and motor through Dan's Pump. (Peterson; Kvamme; passed).

Manager's Report: Management reported on activities and projects in the Subdivision.

- **Collections:** One homeowner is collections with the Attorney as of March 16, 2021.
- **Pathway:** Scheduled for November 22, 2022.

Old Business:

- **Water Purchase.** Kevin detailed the proposal to purchase rental water from the State of Idaho Department of Water Resources. Cost is \$7,678.00 for 2021, \$7,678.00 for 2022, and \$8,829.70 for 2023. **Motion:** Motion was made to approve the purchase each year from the Water Supply Bank. (Meyer; Peterson; passed.)

Financials: Financials ending October 31, 2021 were reviewed. Treasurer Jennifer Meyer reviewed financials. **Motion:** Motion was made to approve financials as presented. (Peterson; Juarez; passed.)

Committee Reports:

- **Landscape:**
 - Berm Restoration, Leaves will be left on Berm as an experiment on the trail between the Island and Rivermoor.
 - Street Light. Trying to find a new street light through insurance of homeowner of Mace who hit it.
 - Craig approached Franz Witte about services that were not done in 2021 due to Drought.
 - Craig working with Franz Witte to do Valve Replacements throughout Two Rivers throughout the subdivision on a rotating basis. Approval for up to \$10,000 – \$20,000 in valve replacement each year.
 - Bioswale projected across from the Clubhouse has been completed.
 - Stumps have been ground out, and turf was installed.
 - Bids were presented for 5 trees that need to be removed. Bids were presented and approved. Arbor Pro was picked for the 5,750. A tree service for the Poplars.
 - Homeowner in the Pointe has proposed changing the front of the Two Rivers Entrance.
 - Homeowner brought concern to Landscape Committee about having a Limited / Special assessment. Board is open to seeing if the homeowners want to do it, and can sell it to the neighborhood.
 - Lights on Eagle Road Berm. Keep Lights and get the existing ones fixed.
 - Pavers at entrances. Need permanent Solutions. Temporarily get sand to fill them.
- **ACC:** Paul reported on ACC requests.
- **Security:** No report.

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

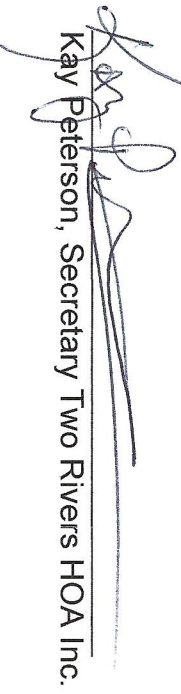
- **Streams:** No report.
- **Island:** No report.
- **Pointe:** No report.
- **Rivermoor:** No report.

Meeting Adjournment: The Meeting adjourned at 10:29 am **Motion:** Motion to adjourn the meeting was made. (Mueller; Peterson; passed.)

Next Regular Board Meetings:

January 19, 2022 Annual Meeting,
January 19, 2022 Board Meeting Following Annual Meeting.

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



Kay Peterson, Secretary Two Rivers HOA Inc.

Two Rivers Task List

November 2021

Get bids for Security. Patrols.
Get mailbox options for the board.