

**Two Rivers Homeowners Association  
Board of Directors Meeting Minutes  
October 18, 2021**

**Present:** Board members: Kevin Zasio, Brandon Juarez, Kay Peterson, Jennifer Meyer, Paul Obrien, and Craig Kvamme.  
**Sentry Management:** Representing Sentry Management was Christian Brockl  
**Board Members Absent:** Bob Fontaine, and Joe Mueller.

**Call to Order:** The meeting was called to order at 9:00 am. by President Kevin Zasio.  
**Notice of Meeting:** Notice of meeting was sent on October 11, 2021 via email.

**Homeowner's Forum:** No Homeowners Present.

**Minutes:** Minutes from the August 16, 2021 meeting were reviewed and approved as submitted. **Motion:** Motion was made to approve the minutes as presented. (Juarez, Kvamme; passed).

**Financials:** Financials ending September 30, 2021 were reviewed. Treasurer Jennifer Meyer reviewed financials. **Motion:** Motion was made to approve financials as presented. (Peterson; Juarez; passed.)

- Income 9,8000 in clubhouse rentals. Unexpected.

Budget:

**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:** Vendor PC Maintenance cancelled the contracted application of the trail. Management presented a new bid from Back to Black Asphalt for \$17,500. For the repairs as requested as well as seal coating the whole length of the pathway. **Motion:** Motion was made to approve the bid as presented. (Meyer; Peterson; passed.)
- **Pump and Motor.** Management presented a bid for purchasing an additional motor and pump to have on hand through the irrigation. Total of \$10,634.00. This would be a reserve expense. Tabled until November.

### Old Business:

- **Irrigation Update.** Irrigation season went well. Homeowners expressed thanks about the season.
  - Will purchase 100-acre feet of water in 2022.
  - With mitigation efforts water use was less, and people could use far less water for their irrigation needs.
  - Diversion dam efforts, and weekends off helped.

### New Business:

- **Repairs to the diversion dam.**
  - Kevin made temporary repairs to the diversion dam, and permanent repairs were made shortly after.
- **Pump and drive purchase.**
  - Management to seek more information.
- **2022 Budget**
  - Treasurer Meyer presented 2022 budget and reviewed changes for 2022. **Motion:** Motion was made to increase dues 3.5% for 2022, and approve the budget as presented. (Kvamme; Meyer; passed)
- **2022 Annual Meeting.**
  - Meeting scheduled for January 19, 2022. Scheduled.
- **Letter to go out with coupons.**
  - No letter from the board to go with dues.

### Committee Reports:

- **Landscape:** Franz Witte will be doing mowing and leaf clean up. Trees are being trimmed next week.
- **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:** Jen reported on a mini waterfall at the front and inside the Island HOA. Water comes from the main waterfall. There may be a request from the Island HOA to the Main HOA that some work may be required to the shared waterfall at the entrances.
- **Pointe:** No report.


- **Rivermoor:** No report.

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

**Next Regular Board Meetings:**

November 15, 2021	Two Rivers Clubhouse
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.

Get bids for Security. Patrols.