

**Two Rivers Homeowners Association  
Board of Directors Meeting Minutes  
January 25, 2021**

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

**Sentry Management:** Representing Sentry Management was Christian Brockl

**Call to Order:** The meeting was called to order at 9:05 am. by President Kevin Zasio

**Notice of Meeting:** Notice of meeting was sent on January 18, 2021 via email.

**Homeowners present:** Susan Mcneel, and Wooten.

**Homeowners Forum:** Came to the meeting to discuss the plan for the common area behind her home, and to discuss the removal of the trees, and the leaving of the stumps in the bowl area. The Board responded that the HOA is in part one of a multi-step process.

**Minutes:** Minutes from the December 7, 2020 meeting were reviewed and approved as submitted. **Motion:** Motion was made to approve the minutes as presented. (Meyer; Peterson; passed).

**Financials:** Financials ending November 2020 were reviewed by Jennifer Meyer. **Motion:** Motion was made to review the financials as presented. (Peterson; Kvamme; passed.)

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

- **Moving Van Damage:** Final Check is being processed and should be received by February 1.
- **Wall at Riverbridge:** Concrete has been treated for oil and fluids. Stones were put back, but the wall needs to be repaired and restored.
- **Tennis Court door:** Door has been replaced. Waiting on screen / for emergency exit button and painting until weather warms.
- **Clubhouse:** All trim and wall repairs completed. Paint touch up has been completed.

**Old Business:**

- **Poplar Tree Status:** A tree company has been completed a majority of the season's trees. By 1<sup>st</sup> week in February all Poplar tree removals for 2021 will have been completed.
- **Rehab Planting:** As soon as A-Tree Company is completed. They will begin taking out and processing the rehab on Mace and Island Woods.
- **Fence Screens:** Approved. According to the homeowner he has the new screen ordered. Management will follow up homeowner.

**New Business:**

- **Water Purchase.** Management reported that there is not water available yet, but Two Rivers is in line to purchase 125 Acre feet.
- **Dogs off Leash.** A lot of dogs off leash in area, especially in River Area.
- **Tennis Court Security.** Covered in previous discussion.
- **Island / Riverbridge Bioswale.** Management presented bids for project. **Motion:** Motion was made to approve the bid from Cutting Edge with questions answered, not to exceed 14000.00 Clarify cobble and ensure grade. (Juarez; Meyer; passed.)

**Committee Reports:**

- N/A

**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 10:23 am **Motion:** Motion to adjourn the meeting was made. (Mueller; Meyer; passed)

**Next Regular Board Meetings:**  
February 15, 2021 9:00 AM

Two Rivers Clubhouse

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

A handwritten signature in black ink, appearing to read 'Kay Peterson', written over a horizontal line.

Kay Peterson, Secretary Two Rivers HOA Inc.