

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
May 16, 2022**

Present: Board members: Kevin Zasio, Craig Kvamme, Rob Swikert, Kay Peterson, Brandon Juarez, Paul Obrien, and Jennifer Meyer.

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: none

Home owners present: 660 W. Headwaters homeowners wanting to attend the meeting, new to the neighborhood. XXX S Lake Crest would like to have artificial turf installed in back yard. Had an initial proposal rejected, wanted to appeal to the board for a backyard with artificial turf. Homeowner will provide some examples to submit to the board for review.

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 May 9, via email.

Minutes: Minutes from the March 30, 2022 meeting were reviewed and approved as submitted. **Motion:** Motion was made to approve the minutes as presented. (Meyer; Juarez; passed).

Financials: Financials ending April 2022 were reviewed. Treasurer Jennifer Meyer reviewed financials for April 2022. **Motion:** Motion was made to approve financials as presented. (Juarez; Peterson; passed.)

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

- Management reviewed light pole status.
- Security upgrade: Management presented a bid from Ever base Solutions.
- Clubhouse Rentals: **Motion:** Motion was made to increase the clubhouse rent to \$1850.00 for a full day, and the same increase for the 1/2 day for non-residents. (Meyer; Peterson; passed.)

Old Business:

- Tesoro pathway, not completed.
- Mail boxes: Brandon is working on getting a new mailbox for ACC Approval. Brandon to get the information at the next meeting.
- Pool Schedule: Friday before Memorial Day to Middle of September 15th. Get vendor to bring in tile choices. Get timeline from Pool Vendor.

New Business:

- Appointment of director to board, main seat next meeting Seth Robinson candidate. To be appointed at June meeting.
- Appointment of director to board, streams seat John Jansen candidate to from Streams. To be appointed at June meeting.

- Pavers, Kevin is working on the city and ACHD, and ITD to get approval for putting in asphalt instead of the pavers.
- House Bill: Board reviewed what the changes will be.
- Clubhouse Maintenance – proposals. Discussion was had to have a master designer come in and evaluate what a master plan would be. **Motion:** Motion was made to hire designer to come in and evaluate, paint, color, and furniture, and other upgrades to the building. (Kvamme; Meyer; passed.)
- Special assessment. Craig discussed the possibility of having a special assessment for cover special projects done. All special assessments projects need to be gathered, and then a meeting can be held.
- Fall festival: Fall festival is on. Kevin is organizing.

Committee Reports:

- **Landscape Committee:** Craig reported on landscape activities.
 - Mowing, spring clean-up is done.
 - Irrigation repairs are ongoing.
 - Credit is being applied to valve replacements. Craig is tracking.
 - Ground cover is being applied to islands at entrances.
 - Sod is being added at 5 areas on the berms.
 - Berm re-hab. Island wood drive to grand island to mace road. 31 trees are coming out.
- **ACC Committee:** Paul discussed ACC issues.
 - Board reviewed a streams homeowners request to install some plants, waterfall, and small wall in the common area berm behind their home. 1901 S Stream Pointe. Board elected to reject the application. **Motion:** Motion was made to reject the proposal as proposed and only allow for the installation of bushes, or other plant material in the common area. No retaining wall and no waterfall will be allowed. A revised ACC request will need to be approved by the ACC. (Juarez; Meyer; passed.)
- Ever base Solutions proposal: **Motion:** Motion was made to approve the bid of \$10,394.18 as proposed. (Peterson; Meyer; passed.)

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 11:30am **Motion:** Motion to adjourn the meeting was made. (Obrien; Juarez; passed.)

Next Regular Board Meetings:

June 20, 2022

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.



Kay Peterson, Secretary Two Rivers HOA Inc.