

**Two Rivers Homeowners Association
Board of Directors Meeting Minutes
September 19, 2022**

Present: Board members: Kevin Zasio, Jennifer Meyer, Seth Robinson, Brandon Juarez, Paul Obrien,

Sentry Management: Representing Sentry Management was Christian Brockl

Board Members Absent: Craig Kvamme, Kay Peterson, John Janson, and Rob Swikert.

Home owners present: N/A

Guest(s) Present: N/A

Call to Order: The meeting was called to order at 9:10 am. by President Kevin Zasio.

Notice of Meeting: Notice of meeting was sent on September 12, 2022, via email.

Minutes: Minutes from the August 15, 2022 meeting were reviewed and approved as submitted. **Motion:** Motion was made to approve the minutes as presented. (Meyer; Robinsons; passed).

Financials: Financials ending August 2022 were reviewed. Treasurer Jennifer Meyer reviewed financials up to August 31, 2022. Jennifer reviewed to date money left over for the year, and what projects will be completed, or need to be done.

- **Motion:** Motion was made to renew the CD expiring in October for a 1 year at best rate, and to cash out the November CD and hold it for 60 days, and then move into an annual CD in April. (Meyer; Juarez; passed.)
- **Motion:** Motion was made to approve the financials as presented. (Robinson; Juarez; passed.)

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

- Clubhouse bookings to date for year at \$33,000.00
- Management reported camera upgrades are almost complete. Waiting on an electrician to install an outlet on a light pole.
- Pool work. Pool closing will determine start and completion dates.
- Tennis Court. Hinges.
- Pond work. \$2500.00 per pond. Pond 15, Pond 2, and Pond 3. Assess the rest. Approve up to 6,000.00 total.

Old Business:

- Pathway update. Opposing attorney has not filed a lien. **Motion:** Motion was made to have PSI get the Pathway fixed at \$20,300.00 (Meyer; O'Brien; passed.)
- Mailboxes update. No update.
- Pavers. Kevin will be meeting with ITD.
- Clubhouse upgrade. Kevin presented a bid for clubhouse plan. Bid for carpeting came in at \$25,000 for the whole clubhouse carpeting to be billed ½ in 2022 and

½ in 2023, and have it painted at the same time. **Motion:** Motion was made to approve the carpeting bid (Meyer; Juarez; passed).

- Townhall review. Kevin reported on the townhall review. Issues that were brought up.
 - Pavers.
 - Sprinklers.
 - Irrigation run time.
 - Fall Festival.
 - Ponds and aerators.

New Business:

- Initial budget. Discussed and budget will be brought to the next meeting.
- Shores Entrance Swale. **Motion:** Motion was made to approve the bid from Cutting Edge to have the swale fixed at a bid at \$6,215.00 (Juarez; Robinson; passed.)
- Christmas Lighting. Bid for 2022 – 2023 came in 35% higher. **Motion:** Motion was made to increase 2022 tree lighting budget by \$6000.00 making it \$22,050.00. (Meyer; O'Brien; passed.)
- Homeowner Lighting. Board will review creating a lighting policy, but the board will have the ACC deny any requests for addressing these lights. ACC will address with homeowner to approve as a variance with the understanding that they do not create a nuisance.

Committee Reports:

- **Landscape Committee:** Kevin has been reprogramming irrigation run times. Much better than it has been.
- **ACC Committee:** Completed in new Business.

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.

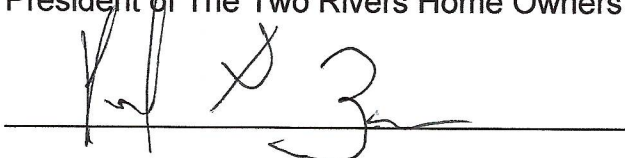
Meeting Adjournment: The Meeting adjourned at 10:58 am **Motion:** Motion to adjourn the meeting was made. (O'Brien; Juarez; passed.)

Next Regular Board Meetings:

October 17, 2022, Board Meeting
November 2, 2022, Town Hall Meeting.

9:00 am. Two Rivers Clubhouse.
6:00 PM. Two Rivers Clubhouse.

Prepared and respectfully submitted by Christian Brockl, on behalf of Kevin Zasio, President of The Two Rivers Home Owners Association Inc.



Kevin Zasio, President Two Rivers HOA Inc.