

Two Rivers Homeowners Association
Board Meeting
January 15, 2024

Present: Board members: Kevin Zasio, Jennifer Meyer, Seth Robinson, Janine Eggers, Brandon Juarez, Paul O'Brien, John Janson, and Craig Kvamme.

Sentry Management: Representing Sentry Management was Christian Brockl
Board Members Absent: Monica Brock

Homeowner Forum: 13 homeowners present.

- Deb Martens reported on social committee updates. Would like a community newsletter. Reports from different committees. Will submit a mock newsletter for review and approval.
- Nancy Soares. Would like to have all lights that are in need of repair.
- Christmas Lights.
- Cheryl Dadum requested street pavers needing repairs be fixed.
- Ed Mahoney and Rob Perez were present to ask for money regarding their irrigation pipeline that brings water to Mace River Ranch Ponds.

Call to Order: The meeting was called to order at 9:00 AM by President Kevin Zasio.

Guests: Mace River Ranch Board members Ed Mahoney and Rob Perez.

Minutes: Minutes from the November 13, 2023, **Motion:** Motion to approve the minutes from the November board meeting were made. (Kvamme; Robinson; passed.)

Minutes: Minutes from the December 13, 2023, meetings were reviewed. **Motion:** Motion to approve the minutes from the December 2023 meeting was made. (Meyer; Robinson; passed.)

Financials: Treasurer Jennifer Meyer reviewed 2023 completed financials. **Motion:** Motion was made approve the December 2023 completed financials. (Eggers; O'Brien, passed.) **Motion:** Motion was made to move \$44,000 to reserves from operating. (Meyer; Eggers; passed.)

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

- Clubhouse bookings for the year were completed at a total of \$38,045.00 at the year end.
- Doors will be completed when the weather warms past ice. Metal has been completed. Waiting on install.
- Pavers that pop up are being filled with cold patch Asphalt when they occur.
- Street paver project approval was sent timeline is being addressed.

Old Business:

- Mailboxes. Board discussed plan of action. The board would like to get several mailbox ideas.
- CC&R Committee Report. Work is in progress.

New Business:

- Annual Meeting Planning.

Committee Reports:

- Landscape. Craig reported on landscape activities. Not much to replace.
- Trees are going to be removed shortly. Island wood drive may need to be pushed to front of projects.
- ACC. Paul reported on 1 ACC request regarding privacy screens on Mace.
- Social. Monica did not report. Not in attendance.

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

- **Streams:** No representation at meeting.
- **Island:** No report.
- **Pointe:** No Report.
- **Rivermoor:** No report.

Comments: Comments from homeowners.

Executive Session: Executive Session started at 10:50 AM. Executive Session ended at 11:10 AM.

Meeting Adjournment: The Meeting adjourned at 11:12 AM. Motion: Motion to adjourn was made. (Kvamme; O'Brien; passed.)

Next Regular Board Meetings:

February 19, 2024, 9:00 AM.

Two Rivers Clubhouse.

Prepared and respectfully submitted by Christian Brockl, on behalf of Seth Robinson.
Secretary of The Two Rivers Homeowners Association Inc.