

**Two Rivers Homeowners Association  
Board Meeting  
October 16, 2023**

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

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

**Board Members Absent:** John Janson.

**Homeowner Forum:** 8 homeowners present. Items discussed during meeting.

- Darrin Pampaian. Wanting a review of the Legal Situation with Buchinsky.
- John Holman. 1612 S Stream Pointe Lane. Discussing Sentry Management. Mid July. Frustration with Sentry and the Streams.
- Suzanne Colaianni. Observing.
- Jeff White. Wanted advice on landscape and to find out processes.
- Nancy Soares: Wanted to have the board work on a reserve study.
- Items discussed:

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

**Minutes:** Minutes from the September 11, 2023, meeting were reviewed. **Motion:** Motion to approve the minutes from the September 11, 2023, meeting was made. (Meyer; Eggers; passed.)

**Financials:** Treasurer Jennifer Meyer reported on September 2023 Financials as presented. **Motion:** Motion was made to approve the financials as presented. (Eggers; Robinson; passed.)

- CD renews in October. Management instructed to purchase a new CD, and roll into another CD at best available rate.

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

- Clubhouse bookings to date for year at \$38,000.00 to year end.
- The board discussed removal and replacement of doors. Management presented a bid from TOK for \$4046.00 to add kick plates to all doors affected by water.
- Met with multiple Light vendors. Worked with President to select and employ Treasure Valley Lighting. A contract was signed, and bids are in the packet for comparison.
- A number of ACC Requests were reviewed and approved during August. Full review in packet.

**Old Business:**

- ACC Committee: Slow / Dormant season. 1 paint request, and another request that were completed. ACC be appointed at the Annual Meeting. To be added to the Annual Meeting Agenda.

- CC&R Revision reports. Paul discussed the progress on the Revision. Supplements need to be incorporated into the CC&R's.
- Doors. Approved.
- 2024 Budget. Budget 2024. Jennifer Meyer discussed the proposed 2024 budget. **Motion:** Motion to approve the proposed budget was made with a 10% income increase over 2023; a three-year cap on the 5% over inflation increase; This extra 5% will be placed into a reserve funding specifically to fund mailbox removals for the neighborhood. (Meyer; O'Brien; passed 5-2)
- Discretionary spending discussion was had. Kevin proposed a 5% capital dues increase on top of the 5% for the existing budget for mailboxes.
- Business Decision: Decision was made to fine the home at 934 S Island Glenn Way. Operating a seamstress business out of the home at a rate of \$50.00 per day until there is confirmation that the business has ceased running out of the home. Management to get evidence.
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#### **New Business:**

- **Landscape Contract.** Discussed earlier.
- **Holiday Lighting.** Discussed earlier.
- **Island Woods Culvert.** Deb Martens met with ACHD regarding culvert and bioswale issue.
- **Chili Cook Off Social event.** Date, social meeting was discussed. November 18, 2023, date was verified.

#### **Committee Reports**

- Landscape. Craig reported on landscape activities.
- ACC. Paul reported earlier on Committee Activity.
- Social. Monica reported on activity of committee, and chili cook off.

#### **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.

- Nancy Soares, commented on wanting centralized mailboxes rather than current plan. Landscape is failing everywhere. Nancy would like \$150,000 spent on landscape. CC&R violations, Nancy doesn't believe that violations are being enforced properly.

**Executive Session:** Executive Session started at 11:41 AM. Executive Session ended at 11:55 AM.

**Meeting Adjournment:** The Meeting adjourned at 11:56 AM. Motion: Motion to adjourn was made. (O'Brien; Meyer; passed.)

**Next Regular Board Meetings:**  
November 13, 2023. 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.