

**Two Rivers Homeowners Association
Board Meeting
March 18, 2024**

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

Sentry Management: Representing Sentry Management was Christian Brockl
Board Members Absent: Seth Robinson, Jennifer Meyer, and John Janson.

Homeowner Forum: 9 homeowners present.

- Nancy Soares would like to change how meetings are run where homeowners have more input during meetings.
- A few questions on the newly proposed mailbox project.

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

Minutes: Board reviewed minutes from the January 15, 2024. **Motion:** Motion to approve the minutes from the January 15, 2024 meetings was made. (Eggers; Kvamme: passed.)

Minutes: Minutes from the January 31, 2024, meetings were reviewed. **Motion:** Motion to approve the minutes from the January 2024 meeting was made. (Eggers; Kvamme; passed.)

Financials: Treasurer Jennifer Meyer was absent. Financials will be reviewed at a later date due to the absence of Treasurer. Tabled to next meeting.

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

- Clubhouse bookings for the year were completed at a total of \$27,400.00 to date.
- Kick plates on doors completed.
- Paver Engineering Completed.
- JUB engineering submitted a bid in packet for the Civil Engineering.

Old Business:

- Mailboxes. Mailbox display presented.
- Mace River Ranch – Request for cost sharing. Kevin reviewed actions and discussion to date. No action will be taken in response to their request. **Motion:** Motion to do nothing and pay nothing in response to Mace Request. (Kvamme; Eggers; passed.)
- CC&R Rewrite committee report.
- Annual Meeting Packet. Was included in the emailed version of the board packet.

New Business:

- Paver Report.

- J-U-B Bid for civil engineering on the Paver project. **Motion:** Motion was made to approve engineering scope of work. (Eggers; Brock; passed.)
- Landscape Projects.
 - Franz Witte cleanup starting.
 - \$19,000 was approved for flowers through neighborhood.
 - Aeration by Pond 3 stopped. Compressors is being rebuilt.
 - Pond 2 sluffing. Repair bids will be forthcoming.
 - Lighting road bids. Will get comprehensive bids.
 - Prioritized list of projects. Will be shown at Annual Meeting.
- Homeowner complaint re: Rivermoor. CC&R's Supplement regarding this complaint is Supplement 7. Rivermoor. Rivermoor does not have to build on the lots, only landscape is required.

Committee Reports:

- Landscape Report. Craig reported on landscape activities in the regular section of meeting.
- Landscape Projects.
 - Franz Witte cleanup starting.
 - \$19,000 was approved for flowers through the neighborhood.
 - Aeration by Pond 3 stopped. Compressors is being rebuilt.
 - Pond 2 sluffing. Repair bids will be forthcoming.
 - Lighting road bids. Will get comprehensive bids.
 - Prioritized list of projects. Will be shown at Annual Meeting.
 - Number of bids reviewed. All will be within the Improvements budget.
- ACC. Paul reported on ACC.
 - Privacy screen is the only major issue at the moment. The committee is working on a resolution to what will be allowed and required. Committee would like to allow 2 years for temporary screens to be allowed. After 2 years the screens will need to come down.
- Social. Looking to a fall event that is unfinished at the moment.

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.

Comments: Comments from homeowners.

Executive Session: No Executive Session.

Meeting Adjournment: The Meeting adjourned at 10:33 AM. Motion: Motion to adjourn was made. (O'Brien; Eggers; passed.)

Next Meeting: Annual Meeting

March 27, 2024, 5:30 PM.

Two Rivers Clubhouse.

Next Regular Board Meetings:

April 18, 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.