

**Two Rivers Homeowners Association  
Board Meeting  
May 20, 2024**

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

**Sentry Management:** Representing Sentry Management was Christian Brockl  
**Board Members Absent:** None.

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

**Homeowner Forum:** 6 homeowners present representing 4 homes.

- A homeowner that backs up to Two Rivers wants the HOA, to do something about speeding in the neighborhood. Entry road, and Two Rivers drive.
- Irrigation question. Is there anything that the HOA can do to homeowners who over irrigate. Board answered question that ACHD is the entity, and the Police need to be aware.
- Would like the HOA to check on overhanging trees on Two Rivers drive. Send reminders to homeowners to trim trees along sidewalks.
- Would like the drainage on Channel cleaned out, also an ACHD issue. Management has informed ACHD of the issue.
- Deb Martens talked about landscape committee issues and reports. Autumn Blaze Maples are diseased, and are not disease resistant, Sycamores, and flowering pears. Would like the board to come up with a tree maintenance plan. Also discussed landscape plans and designs.
- Nancy Soares discussed landscape process, discussed how it was run in the past.

**Minutes:** Board reviewed minutes from the April 8, 2024, meeting. **Motion:** Motion to approve the minutes from the April 8, 2024, meeting was made. (O'Brien; Robinson passed.)

**Financials:** Treasurer Drew Taylor reviewed financials. \$90,000.00 in reserves was moved from operating to reserves and will be reflected in the May Financials. **Motion:** Motion was made to approve the financials as presented. (Meyer; Brock; passed.)

**Old Business:**

- Mailboxes. At the annual meeting Kevin promised a survey to go out to homeowners. Kevin will get survey out to homeowners through sentry shortly. Results will be posted on the website. Kevin reviewed a couple of options on mailbox stands. Refurbishing the existing mailboxes and stands are \$100-\$200 per stand to be powder coated, \$80 plus in labor. Kevin to order 1 new mailbox as a test kit. Seth to call dig line. Craig to pull old mailbox.
- Committees. Discussion for forming new committees. Craig would like an email sent out to the neighborhood asking for volunteers. 2 additional members.

Landscape committee would like two committee members added. ACC is standing pat a number of members.

- ACC only committee that has to be appointed at the Annual Meeting.
- CC&R committee will continue to work toward new CC&R's and have a new draft by Spring.

**New Business:**

- Pool Opening. Thursday May 23, 2024. 10:00 AM.

**Executive Session:** Entered at 10:23 AM. Exited executive session at 10:45 AM.

**Motion:** Motion was made to start the foreclosure process on homes with a balance of 6 quarters dues past dues as a regular practice. (Harpe; O'Brien; passed.)

**Meeting Adjournment:** The Meeting adjourned at 10:47 AM. Motion: Motion to adjourn was made. (O'Brien; Meyer; passed.)

**Next Regular Board Meetings:**

June 17, 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.