

**Two Rivers Homeowners Association
Board Meeting
June 17, 2024**

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

Board Members Absent: Drew Taylor and Monica Brock.

Minutes: Board reviewed minutes from the May 20, 2024 meeting. **Motion:** Motion to approve the minutes from the May 20, 2024, meeting was made. (Harpe; Juarez; passed.)

Old Business:

- Mailboxes.
Brandon is working to get some experimental posts / cylinders to fit.
Set and Craig to meet after meeting to get a time frame to remove out existing mailbox including cement. Pictures, cost, and time to be kept and reported to board.
- Pavers.
ACHD and ITD requirements keep getting adjusted. Board is moving forward with getting it done once permitting is completed. Board is hoping end of year is still feasible.
- Lawsuit
5/31/2024 Judge ruled in favor of the Two Rivers. Defendant has requested a reconsideration (judge has never gone on a reconsideration).

New Business:

- Pond 2. Pilot Program. Taylor requested this on the agenda. He is objecting because he claims to never be informed of it. Discussed past costs how the HOA is paying the contractor to do the same thing homeowners are already doing.
 - It was discussed doing a cost savings to have the homeowner do the maintenance instead of paying (which a lot of them are currently doing). We decided we would do this as a "pilot program" and it was discussed in past meetings. We have already discussed this and people on pond 2 have already done this and we are seeing if it makes sense, this could be a significant cost saving of \$3k-\$4k.
 - Craig mentioned it was already discussed and agreed upon. Kevin believes there are some inconsistencies in what some of the neighbors are doing.
 - Need to identify some boundaries
 - Based on the meeting the landscape committee agreed this was going to be a pilot program to see if it works out. The board has already taken the position that it was approved already
- Security
 - Kevin believes we need someone on site. Discussing having someone during peak season, and this could also help deter break-ins etc. Some of

the board members think we need someone in the evenings. Kevin would like to get some bids moving forward since we have money in the budget. Some days are worse/busier than others.

- Multiple board members agree to look into the security costs and what it would cover

Homeowner Forum: 6 homeowners present, representing 5 homes.

- Ricky Catalano. Question regarding committees. Asked if all the committees being reviewed. Answer from the board is no. Only Landscape and Social. ACC and CC&R remains the same.
- Grant Anderson- submitted a landscaping request a couple weeks ago that was denied (Lakepoint) wants to install some artificial turf almost can't see it from the walkway. Shaded all day and can't grow grass for over the last 2 years. He has worked with landscapers and they are telling him either turf or pavers.
- Kevin and Paul will meet after the meeting. Kevin and Paul think we should look at the CC&R and maybe make a change to turf with some boundaries or certain types
- Wayde and Patty Foi also present. No questions asked.

Executive Session: Entered at 9:35 AM. Exited executive session at 9:58 AM.

Meeting Adjournment: The Meeting adjourned at 9:58 AM. Motion: Motion to adjourn was made. (Harpe; Meyer; passed.)

Next Regular Board Meetings:

August 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.