

**Two Rivers Homeowners Association  
Board Meeting  
July 15, 2024**

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

**Board Members Absent:** None.

**Sentry Management:** Christian Brockl, manager.

**Call to Order:** President Zasio called the meeting to order at 9:00 AM.

**Homeowner Forum:** 4 homeowners present.

- Deb Martens, voiced concerns over landscaping and tree maintenance. Lots of dead trees, 12-15 that are dead or almost dead. One of main issues is overwatering. All Autumn Blazes are susceptible to disease. Voiced concerns about things being said that are untrue.
- Ricky Catalano present didn't speak.
- Nancy Soares, voiced concerns about the board being different than previous boards in the past.
- One homeowner, no comments.

**Minutes:** Board reviewed minutes from the June 17, 2024 meeting. **Motion:** Motion to approve the minutes from the June 17, 2024, meeting was made. (Robinson; Taylor; passed.)

**Financials:** Treasurer Drew Taylor reviewed June Financials. **Motion:** Motion to approve the financials was made. (Meyer; Taylor; passed.)

- \$5000.00 for expense for reserves is going to be spent on
- Fall Festival and budgeting to be discussed.

**Old Business:**

- Mailboxes. Board installed some test mailboxes. Brandon's house, and Seth's house. Kevin will with approval from board will send out survey prior to September Meeting. Final Cost of the mailbox without the cuff is \$450.00 plus cost of concrete, \$10.00 per mailbox for equipment to \$480 per home. Kevin took a straw poll of the board members and 8 are in favor and 1 are opposed.
- Pavers. A new proposal was presented to the board with the adjustments from Engineering, ACHD, and ITD. Included in the proposal was permitting and traffic control. Total cost of project is \$48,257.00 **Motion:** Motion was made to approve the bid at projected cost. (Harpe; Meyer; passed.)
- Lawsuit. Kevin reported on the results of the Lawsuit, May 31 judge filed a judgement. Defendant filed motion for reconsideration. July 10 motion was denied. Motion for summary judgement was granted for Two Rivers. Defendants can file appeal if they choose.

- Security Services update. Were onsite Friday, Saturday, and Sunday.
- **Motion:** Motion was made to postpone installing board approved security cameras. (Meyer; Harpe; passed.)

**New Business:**

- Vault Repairs. Precision Pump submitted a bid of \$5000.00. Low pressure was the catalyst for Precision Pump to remove sludge, purchase a clear screen. Major maintenance of the filter. Work totals \$5000.00 plus and is approved as a reserve expense.
- Pool Surface. Received a couple of complaints from homeowners about temperature of the stained concrete around the pool.
- Vault Screen Pond 7. Tabled. Waiting on bids from two companies.
- Riverbridge Fountain. Scheduled to be repaired.
- Fall Festival September 7, 2024. Currently scheduled for September 7, 2024. Everything is lined up. Fall Festival will move forward.

**Executive Session:** Entered at 10:45 AM. Exited executive session at 11:10 AM.

**Meeting Adjournment:** The Meeting adjourned at 11:21 AM. Motion: Motion to adjourn was made. (O'Brien; Meyer; passed.)

**Next Regular Board Meetings:**

September 16, 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.