

**Two Rivers Homeowners Association
Board Meeting
October 21, 2024**

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

Board Members Absent: Jennifer Meyer.

Sentry Management: Christian Brockl, manager.

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

Homeowner Forum: 9 homeowners present.

- Nancy Soares discussed email non-replies from board members.
 - Pond levels. Mailboxes and board member responses on multiple items. Questions answered by board members.

Minutes: Board reviewed minutes from the September 16, 2024, meeting. **Motion:** Motion to approve the minutes from the September 16, 2024, meeting was made. (Robinson; Harpe; passed.)

Financials: Treasurer Drew reviewed September 2024 financials. **Motion:** Motion was made to approve the financials as reviewed. (O'Brien; Kvamme; passed.)

Old Business:

- Mailboxes. Kevin completed a survey to homeowners. Overwhelming support for the mailboxes from the survey was reported. 90% approval. The board will refund the non-participating sub associations refund at the end of the year. **Motion:** Motion was made to proceed with option 1. (Kvamme; Harpe; passed.)
- Riverbridge Fountain. Repairs are complete.

New Business:

- Proposed 2025 Meeting Dates. Discussed as February, April, May, September, and October. (O'Brien, Taylor, passed 4-2)
- 2025 Budget. Drew reviewed the proposed budget with increases across the board of between 3% to 6% in expenses. **Motion:** Motion was made to approve the budget as proposed. (Kvamme; Taylor; passed.)
- November appointment. One application so far. No decision until November.
- Tennis Court. Crack has been filled for winter to prevent further damage. Resurface will be done in spring. Tabled.
- Mace Parking lot. Parking lot almost done. Wall is in and low. Area has been assessed. Landscape would like to install a wrought iron fence. **Motion:** Motion was made to install a wrought iron fence at the price not to exceed \$13,000.00, 264 linear feet. (Harpe; Taylor; passed.)
- Fall Festival. Tabled until February meeting.

- Landscape plan. Craig presented a three-year landscape plan removal of trees and all areas. **Motion:** Motion was made to approve the proposed landscape plan. (Harpe; Robinson; passed)

Meeting Adjournment: The Meeting adjourned at 10:00 AM. **Motion:** Motion to adjourn was made. (O'Brien; Juarez; passed.)

Next Regular Board Meetings:

November 18, 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.