

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

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

Board Members Absent: Seth Robinson, Drew Taylor, and Jennifer Meyer.

Sentry Management: Christian Brockl, manager.

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

Homeowner Forum: 2 homeowners present.

- Nancy Soares
- Erik Pollok

Minutes: Board reviewed minutes from the October 21, 2024 meeting. **Motion:** Motion to approve the minutes from the October 21, 2024, meeting was made. (Harpe; O'Brien; passed.)

Financials: Treasurer not present. October 2024 financials reviewed, but not approved.

Old Business:

- Mitigation area, and sportsman's access path along river. Craig brought a complaint forward from a homeowner about the river pathway. No actions taken.
- Board Member appointment. Erik Pollock present. One of two homeowners who put their name forward for the empty board seat. **Motion:** Motion was made to appoint Erik Pollock to the board. (Harpe; Juarez; approved.)
- Pavers. Tabled until the spring.

New Business:

- Annual Meeting Mailer and Date. Board approved date. Management to coordinate with Nomination committee if they would like anything sent out other than the Normal notice.
- Irrigation. Waiting on numbers from Dr. Pipeline to have the irrigation main pipe looked at prior to next season.
- Diversion Dam. Management has a call into St. Clair contractors. Working on numbers to repair the Diversion dam located in river next to Island Woods HOA.
- Christmas Party. December 12, 2024 5:00 PM. Santa at clubhouse. Will be discussed via email.

Executive Session: Board entered executive session at 9:48 AM. Board exited Executive session at 9:52.

Pond 4: Waterfall. Management discussed needed waterfall repairs to waterfall number 9 on Pond 4. Management presented two bids. Bid of 9,584.00 was approved. Motion: Motion was made to approve the estimate from Stonehenge once all three associations have approved. (Harpe; Juarez; passed.)

Clubhouse Contract: Price increase approved. Management presented two new drafts of contracts for the clubhouse. Board reviewed and approved the change and increase in Rental Fees for both Non-Residents and Residents.

Meeting Adjournment: The Meeting adjourned at 9:58 AM. **Motion:** Motion to adjourn was made. (O'Brien; Juarez; passed.)

Next Regular Board Meetings:

February 17, 2025, 9:00 AM.

Two Rivers Clubhouse.

March 25, 2025 Annual Meeting 5:30 PM.

Two Rivers Clubhouse.

Prepared and respectfully submitted by Christian Brockl, on behalf of Seth Robinson.
Secretary of The Two Rivers Homeowners Association Inc.