

**Two Rivers Homeowners Association
Board Meeting
February 17, 2025**

Present: Board members: Kevin Zasio, Paul O'Brien, Larry Harpe, Drew Taylor, Eric Pollock, Brandon Juarez, Jennifer Meyer, and Craig Kvamme.

Board Members Absent: Seth Robinson.

Sentry Management: Christian Brockl, manager.

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

Homeowner Forum: 3 homeowners present.

- Nancy Soares, questions on blockage behind Pond 1 and Pond 2. Question on Mace stream and pump.

Minutes: Board reviewed minutes from the November 18, 2024 meeting. **Motion:** Motion to approve the minutes of the November 18, 2024, meeting was made. (O'Brien; Harpe; passed.)

Financials: Treasurer reviewed January 2025 financials. **Motion:** Motion was made to approve the January 2025 financials as presented. (Meyer; Pollock; passed.)

Old Business:

- Pavers. IDT has signed off. ACHD approval needs to be done. Spring start date.
- Mailboxes. Contractor is waiting on HOA to purchase 1/3 of mailboxes this spring, 1/3 in the fall, and 1/3 in the spring again. Looking to start spring. **Motion:** Motion was made to refund the increased dues collected for mailbox replacement collected in 2024 to each sub association not participating, and to be paid out no later than March 1 of each year. (Harpe; Meyer; passed.)
- Diversion dam. Discussions have been had with St. Clair for pricing. Kevin has been in discussion and is waiting on numbers for approval. **Motion:** Motion was made to approve up to \$20,000.00 to have the diversion dams repaired. (Meyer; Harpe; passed.)
- Waterfall Pond 4. Waiting for the weather.

New Business:

- Annual Meeting Mailer and Date. Board approved date. Management to coordinate nominees.
- Aeration. Aquatechnex bid in packet for Pond 5. **Motion:** Motion was made to approve the bid and have an analysis done of the pond. (Taylor; Juarez; passed.)
- Insurance.

Executive Session: Board entered executive session at 9:48 AM. Board exited Executive session at 10:30 AM.

Irrigation Pipeline: Motion: Motion was to made approve the past invoice and approve the next section at \$6,000.00. (Harpe; Meyer; passed 7-1.)

Motion: Motion was made to approve Sentry Management request to have a barrel posted at the clubhouse with an email sent out to homeowners.

Motion: Motion was made to increase Lewis Excavation invoice approval. (Meyer; Harpe; passed.)

Meeting Adjournment: The Meeting adjourned at 10:44 AM. **Motion:** Motion to adjourn was made. (O'Brien; Pollock; passed.)

Next Regular Board Meetings:

March 26, 2025 Annual Meeting 5:30 PM.

Two Rivers Clubhouse.

March 26, 2025 Board Meeting TBD.

Two Rivers Clubhouse.

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