

**Two Rivers Homeowners Association
Board Meeting
April 7, 2025**

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

Board Members Absent: Joy Cameron and Brandon Juarez.

Sentry Management: Christian Brockl, manager.

Homeowner Forum: 6 homeowners present.

- Susan Paolini homeowner complained about clubhouse rental prices for homeowners. Wants to rent the clubhouse for less for all homeowners.
- Nancy Soares. Had three comments.
 - Annual meeting was great.
 - She is thrilled with the camera going down the irrigation pipe.
 - Would like to have a lady's group social club at the clubhouse. Asked the board why the board does not have more social functions.
- Chuck asked about irrigation water coming on.
- Darring Pampaian thanked the board for holding firm on the lawsuit and continuing to pursue a result.

Call to Order: President Zasio called the meeting to order at 9:20 AM.

Administration:

- Meeting Schedule. Board discussed the meeting schedule. Larry is requesting monthly meetings. Meetings will stay as they are currently scheduled, and the board will hold additional meetings as needed.
- Board Member Attendance. Attendance was discussed.

Election of Officers:

- **President:** Kvamme nominated Zasio as president. Nomination was seconded by O'Brien. Passed unanimously.
- **Vice President:** Taylor nominated O'Brien. Nomination was seconded by Pollock. Passed unanimously.
- **Secretary:** Kvamme nominated Robinson for Secretary. Nomination was seconded by Harpe. Passed unanimously.
- **Treasurer:** O'Brien nominated Taylor. Nomination was seconded by Robinson. Passed unanimously.

ACC Chair: Motion was made to have O'Brien to serve as ACC Chair for 2025. Robinson and Greg Ulery will serve as committee. (Kvamme; Taylor; passed.)

Basketball and Tennis Court committee. Harpe was named chairperson to work on pickleball lines for the tennis court and basketball committee. Harpe brought forth a

prospectus from a vendor. Larry, Dan, and Erik are on the committee. **Motion** was made to change the plan on the pickleball courts. (Harpe; Pollock; passed.) **Motion:** Motion was made to approve up to \$2,500.00 for nets. (Harpe; Pollock; passed.)

Landscape Committee: Pollock would like to serve as chair with Chuck Vaughn as co-chair for the 2025 Landscape committee. Pollock and others taking on more responsibilities and Kvamme serving on the committee. **Motion:** Motion was made to approve co-chairs for landscape committee. (O'Brien; Kvamme; passed) Amended. Eric Pollack is the chair for Landscape.

Social Committee: Kevin nominated Larry and joined him on the committee.

Minutes: Board reviewed minutes from the February and March 2025 meetings. **Motion:** Motion to approve the minutes from the February 17, 2025 meeting was made. (Kvamme; Harpe; passed.) **Motion:** Motion to approve the minutes from the March 12, 2025 meeting. (Kvamme; Harpe passed.)

Financials: Treasurer reviewed February 2025 financials. **Motion:** Motion was made to approve the February 2025 financials as presented. (Robinson; Seth Kvamme; passed.)

Old Business:

- Pavers. IDT has signed off. ACHD approval done. April 14, 2025 start date.
- Mailboxes. Seth appointed as chair. Committee will put together work days and plan installation. Plan currently is to start on Lake Crest.
- Irrigation and pond levels. Headgate was open. Monitoring will be repaired.

New Business:

- Annual Meeting feedback. Board is pleased with time etc.
- Insurance. Proposals will be reviewed in Executives session.
- Fall Festival. Planning has started.
- Pickleball. Discussion completed earlier in meeting.

Committee Reports:

- **Landscape:** Franz Witte will be onsite to do start up tomorrow. Craig will be onsite with start up. Hopefully water to homeowners by Monday next week. Issue of the Shores. Area behind pond 7. Landscape committee will be dealing with these issues. 20 trees that need to be taken down.
- **ACC:** Request for painting stone. Has been declined by the committee. Asked the board if they are in favor or not in favor.

Executive Session: Board entered executive session at 10:20 AM. Board exited Executive session at 10:45 AM.

Insurance: Motion: Motion was to made approve State Farm Bid for insurance at \$7,744.00. (Harpe; Robinson; passed.)

Meeting Adjournment: The Meeting adjourned at 10:50 AM. **Motion:** Motion to adjourn was made. (O'Brien; Robinson; passed.)

Next Regular Board Meetings:

May 19, 2025 Board Meeting 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.