

**Two Rivers Homeowners Association
Board Meeting
May 19, 2025**

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

Board Members Absent:

Sentry Management: Christian Brockl, manager.

Homeowner Forum:

- No Homeowners are present.

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

Minutes: Board reviewed minutes from the April 7, 2025 meeting. **Motion:** Motion to approve the minutes from April 7, 2025, meeting was made with one addendum. (Kvamme; Robinson; passed.)

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

Old Business:

- Fall Festival. Kevin has food and music lined up for the fall festival. He updated the board activities on September 6, 2025, is the date.
- Pickleball. Court is completed. Sign is the only thing missing.
- Pavers. Kevin reported on the current state of the Paver Project. Possible second week in June.

New Business:

- Rivermoor approached the board regarding a cost share of removing trees in the Two Rivers common area near Rivermoor. **Motion:** Motion was made to approve the removal of the Willow Tree at a cost of \$2000.00 to the Two Rivers HOA. (Harpe; Taylor; passed.)
- River path committee was created. Kevin, Larry, Eric, Craig, and Joy will be on this committee.

Committee Reports:

- **Landscape:** Eric reported on the activities of the landscape committee. Tree work is the only major expense going on this year. Eric and Craig to come up with plan to start thinning trees on mow strips (common area).
- **ACC:** Request for painting stone. It has been declined by the committee. Asked the board if they were in favor or not in favor.
- **Social:** No report.

Management Report:

- Management report in the packet.
- No questions.

Executive Session: Board entered the executive session at 10:13 AM. Board exited Executive session at 10:38 AM.

Paul made a motion that Brandon should be disqualified from continuing the second half of the executive session because he felt it was inappropriate for the board to discuss the status or merits of a complaint against the HOA with Brandon present as the adverse party. Kevin stated that a vote cannot be taken during executive session and Paul withdrew the motion. Brandon then recused himself from the meeting.

Meeting Adjournment: The Meeting adjourned at 10:38 AM. **Motion:** Motion to adjourn was made. (Kvamme; Pollock; passed.)

Next Regular Board Meetings:

September 15, 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.