

**Two Rivers Homeowners Association  
Board Meeting  
September 15, 2025**

**Present:** Board members: Kevin Zasio, Paul O'Brien, Joy Cameron, Brandon Juarez, and Craig Kvamme.

**Board Members Absent:** Larry Harpe, Eric Pollock, Drew Taylor, and Seth Robinson.

**Sentry Management:** Christian Brockl, manager.

**Homeowner Forum:**

- Gary Riggs, homeowner with complaints regarding the common area behind his home.
- Deb Martens, desiring to be on the landscape committee.

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

**Minutes:** Board reviewed minutes from the August 11, 2025 meeting. **Motion:** Motion to approve the minutes from August 11, 2025 was made. (Kvamme; Cameron; passed 6-0)

**Financials:** Drew Taylor reviewed the August 2025 financials. Tabled.

**Old Business:**

- Fall Festival Review. Went well. No hiccups. Would prefer not doing it in 2026. He would like to zero out the budget for 2026. The biggest issue was no shows. 130 total people attended.
- Mailboxes update: Craig updated the board on progress of completed areas.
- Irrigation shed update. Foundation In. Permitting in progress. Roof taken down.

**New Business:**

- 2026 budget. **Motion:** Motion was made to increase 5% dues. (Kvamme; Juarez; passed.)
- Pool closing date. Monday September 22, 2025.
- Trails. Management presented 2 bids for N trail and S Trail. **Motion:** Motion was made to approve the \$12,000 and \$19,000.00 northern and southern trail pathway before the end of the year. (Kvamme; O'Brien; passed.)
- Alpine Tree Service Bid. **Motion:** Motion was made to approve the bid as presented. (Kvamme; Obrien; passed.)

**Committee Reports:**

- Landscape Committee: Craig reported on Landscape issues. Cattails especially.
- ACC: Paul reported on ACC issues.
- Social: No report.

**Fine Hearing.** Fine hearings were held for two homeowners. Neither home owner attended. Both were sent emails, and certified letters.

**Motion:** Motion was made to fine homeowner 010502 100.00 per inspection. (O'Brien; Cameron; passed.)

**Motion:** Motion was made to fine homeowner 041209 100.00 per inspection. (Obrien; Cameron; passed. 1 abstention)

**Meeting Adjournment:** The Meeting adjourned at 10:20 AM. **Motion:** Motion to adjourn was made. (O'Brien; Juarez; passed.)

**Next Regular Board Meetings:**

October 20, 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.