

**Two Rivers Homeowners Association
Board Meeting
October 20, 2025**

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

Board Members Absent: Joy Cameron, and Seth Robinson.

Sentry Management: Christian Brockl, manager.

Homeowner Forum:

- Nancy Soares, comment on the walking path. Work was well received.
- Guest: Sean Fat Beam Fiber: Discussed bringing fat beam to the neighborhood. Will set up a separate meeting.

Call to Order: President Zasio called the meeting to order at 9:38 AM.

Minutes: Board reviewed minutes from the September 15, 2025 meeting. **Motion:** Motion to approve the minutes from September 15, 2025, was made. (Taylor; O'Brien; passed 6-0)

Financials: Drew Taylor reviewed the September 2025 financials. **Motion:** Motion was made to approve the financials. (Kvamme; Juarez; passed.)

2026 Budget: Board reviewed the 2026 budget. **Motion:** Motion was made to approve the 2026 budget. (Kvamme; O'Brien; passed.)

Old Business:

- Shed update. At City for permitting. Once permit is received construction will begin.
- 2026 Budget. Approved in financials.
- Pool closed. Pool in good shape, no major or minor repairs are needed before 2026 season.
- Trails / Pathways update. Management updated board on completed Tesoro Pathway project.

New Business:

- Board Vacancy. Board discussed Larry Harpe Resignation. Management to send out a letter to Streams Homeowners asking for volunteer appointments.
- Fat Beam Fiber. Board will move forward with information gathering. Board will work with Fat Beam on information and a town hall.

Committee Reports:

- Landscape Committee: Eric reported on Landscape issues.
- ACC: Paul reported on ACC issues.
- Social: No report.

Management Report.

Management discussed two projects.

- Pond 8 Aération: 2026 improvement. Management to get numbers on electrical work.
- Two Rivers Dry well parking lot.

Executive Session: NO executive session.

Meeting Adjournment: The Meeting adjourned at 10:35 AM. **Motion:** Motion to adjourn was made. (O'Brien; Juarez; passed.)

Next Regular Board Meetings:

January 19, 2026. 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.