

**Two Rivers Homeowners Association
Board Meeting
February 2, 2026**

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

Board Members Absent: Drew Taylor.

Sentry Management: Christian Brockl, manager.

Homeowner Forum: 6 homeowners present.

- Deb Martens asked if they could be part of the landscape committee.
- Homeowner with question regarding entering Two Rivers Lane and a dangerous entrance.
- Nancy Soares, comments on parking in front of Island woods, surveying questions. Regarding water, regarding social committee, regarding social committee events at the clubhouse.
- Question was asked about if there would ever be another entrance into Two Rivers and nothing has been finalized. ACHD is the entity that is responsible for traffic and traffic flow.

Call to Order: President Zasio called the meeting to order at 9:54 AM.

Minutes: Board reviewed minutes from the October 20, 2025 meeting. **Motion:** Motion to approve the minutes from October 20, 2025 was made. (Kvamme; O'Brien; passed 6-0)

Financials: Drew Taylor, treasurer, not in attendance. Board reviewed, but did not approve. **Motion:** Motion was made to approve the financials with . (Juarez; Kvamme; passed 6-0.)

Old Business:

- Shed update. At City for permitting. Tuff Shed is not able to get ahold of the permitting person. Once the permit is received construction will begin.
- Lawsuit Update. Completed. Board is not responding to social media comment.

New Business:

- Annual Meeting Prep. March 11, 2026. Annual Meeting. 5:30 PM.
- Board Vacancy. 3 seats to be filled.
- Fat Beam Fiber. Contract has been sent, but waiting on review.

Committee Reports:

- Landscape Committee: Erik reported on issues this year. The committee will not be installing Annual Flowers in 2026. All areas around where annuals are placed

will be addressed. Redesign will be done in 2026. Beautification of Islands and berms.

- ACC: Paul reported on ACC issues.

Management Report.

Management discussed two projects.

- Pond 8 Aeration: 2026 improvement. Management to get numbers on electrical work. One bid has been received waiting on second.

Executive Session: No executive session.

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

Next Regular Board Meetings:

March 11, 2026 Annual Meeting. 5:30 PM.

Two Rivers Clubhouse.

March 11, 2026. Board Meeting Following Annual

Two Rivers Clubhouse.

Prepared and respectfully submitted by Christian Brockl, on behalf of Kevin Zasio, President of The Two Rivers Homeowners Association Inc.