



ANNUAL MEETING MINUTES
Two Rivers Homeowners Association Inc.
March 26, 2025, 5:30 p.m.

Notice of Meeting: Notice of meeting was mailed on February 26, 2025.

Call to Order: The meeting was called to order at 5:31 p.m. by Kevin Zasio, President.

Quorum: Quorum is achieved when 10% of the total number of lots is represented in person or proxy. 354 total lots. 35 lots present constitute quorum. 43 total homes present 31 in person and 12 by absent owners' proxies.

Landscape Committee Report: Craig Kvamme, Landscape Chair reviewed what the landscape committee accomplished in 2024. He introduced the committee and highlighted several landscape projects completed in 2024 and plans for 2025.

- Berm Restoration project started in 2020. Fourth year of project.
- Projects 2024 completed. Intersections completed and done.
- Stump grinding of old stumps and roots.
- Year 7 for Franz Witte.
- Discussed trees falling due to shallow root balls and end of life trees.
- Put together a long range Landscape plan.
- Establishing privacy on new Mace Parking lot berm.
- Drainage problem on Pond 7.
- Challenges.
 - Trees falling.
 - Watering.
 - Irrigation.

Minutes: 2024 Annual meeting minutes were reviewed. **Motion:** A Motion was made to approve the minutes of the March 27, 2024, Annual Meeting as presented. (Goins; Tilton; approved.)

State of Two Rivers: President Zasio reviewed the state of the HOA 2024.

- **Security**
 - 2-3 days during the week.
 - Fishing picked up on Monday March 24. 20 people onsite. Security has been alerted and will be kicking out nonresident fishers.
- **Pool Restoration**
 - Pool completed.
- **Mace Parking lot**
 - Fence was installed.
 - Tree damage caused new small section to be replaced.
 - Berm Rehabilitation was completed and more plants to be added.
- **Tesoro Trail Rehabilitation and Road Pavers**
 - Kevin reviewed tree roots and issues.

- Middle section of pathways needing to be done will be addressed in late 2025.

Board Introductions: President Kevin Zasio introduced all board members present; Kevin Zasio, Paul O'Brien, Craig Kvamme, Brandon Juarez, Seth Robinson, and Larry Harpe. Drew Taylor, Jennifer Meyer, and Eric Pollack were absent.

- **Water and Irrigation**
 - River is up and running fast.
 - Water level should be restored once we can take water from river. Monday April 1, 2025.
- **Irrigation Season**
 - Starts Tuesday, April 2.
 - Restore pond levels first.
 - Initial Power up on Thursday April 3.
 - Homeowners should have water Tuesday April 8
- **Tesoro Trail Improvements.**
 - Some trails have been repaired.
 - Some are in need of more work.
- **River supply pipeline**
 - Dr. Pipeline inspected pipe.
 - Many roots removed and completely inspected.
- **Water**
 - Reserve water secured.
 - 50% more reserve water than 2024.
 - Should have more water supply issues for 2025.
- **Head gate**
 - Reconstructed water weir.
 - Rebuilt diversion dam weir with additional rock.
- **Water and Irrigation**
 - Filter rebuilt in 2024. Have spare.
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- **Intersection Island Restoration**
 - Over 600 Poplars removed.
- **Fishing Lanyards.**
 - Kevin showed what 2025 fishing permit looks like.
- **Mailboxes**
 - Mailboxes are being replaced starting this year and into early 2026.
- **Financials**
 - Kevin reviewed highlights.

Election: Kevin introduced the self-nominated nominees and called for nominations from the floor. No nominations were made from the floor.

- **Islands:**
 - Joy Cameron self nominated.
- **Main Open Seats:**
 - Craig self nominated for the open seat.
- **Rivermoor:**
 - Kevin Zasio self nominated.

Motion: A motion was made to elect the slate of directors as presented and nominated. (Harpe; Dottaviano; passed.)

Adjournment: Meeting was adjourned at 6:56 pm.

These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved by me and accepted by the Two Rivers Homeowners Association at the 2026 Annual Meeting.