



**ANNUAL MEETING MINUTES**  
**Two Rivers Homeowners Association Inc.**  
**March 27, 2024, 5:30 p.m.**

**Notice of Meeting:** Notice of meeting was mailed on February 27, 2024.

**Call to Order:** The meeting was called to order at 6:36 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. 156 total 77 homes in person and 79 by absent owners' proxies.

**Board Introductions:** President Kevin Zasio introduced all board members present; Kevin Zasio, Jennifer Meyer, Craig Kvamme, Brandon Juarez, Seth Robinson, Monica Brock, and Janine Eggers.

**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.

- Cobble by river.
- Poplar tree project.
- Landscape improvements.
- Berm Restoration project started in 2020.
- 2024. 33 trees were removed. Pink flags represent 90 plants being installed.
- 1420 feet on Mace road between Osprey and Island glenn.
- Of the 11,000 feet 5,200 will be completed in next two to three years.
- Corner of Island Glenn and Island woods. Arbor vitae have died, and each corner is being revegetated.
- Stump grinding will be started this year. More to be added.
- Cat Tails. Massive growth along the shorelines.
- Asked for volunteers through a signup sheet.

**Minutes:** 2023 Annual meeting minutes were reviewed. **Motion:** A Motion was made to approve the minutes of the March 29, 2023, Annual Meeting as presented. (Gerdes; Sevier; approved.)

**State of Two Rivers:** President Zasio reviewed the state of the HOA 2023.

- **Landscape Maintenance.**
  - Costs are soaring. Two rivers was able to keep a 5% increase in Landscape contract over the previous year.
  - New snow plowing services. Budget was \$4000.00 per year. Limited Service to common area sidewalks.
  - Now includes major pathways and parking lot.
  - Tesoro Trail, Tennis court path, and Mace Road pathway.
- **Pool Restoration.**
  - Had a large crack which has been fixed.

- Plaster causing skin and injury has been replaced.
- Phase one replaster pool. Completed May 2021.
- Phase two rebuild coping and tile. Completed 2023.
- Phase three rebuild patio. (Will be completed Fall 2024)
- **Water and Irrigation.**
  - Water level should up and running fast.
  - Starts Monday April 1.
  - Restore Pond levels first.
  - Homeowners should have water by April 9.
  - Reserve water has been reserved for year incase of low water later in year.
  - Plenty of irrigation water for the year.
  - Many irrigation valves have been replaced.
  - Valve and filters will be pressure washed on a more frequent basis.
  - Improvements were made including purchasing an extra pump.
- **Security: Guest Marlon McCowan. Eagle Police Department.**
  - 1 break in on Island Glenn.
  - Houses on green spaces are targets by group.
  - Big homes and large green spaces are what crews are looking for.
  - Very specific targets.
  - Traveling crews.
  - Summer Crime prevention tips.
- **Island Restoration**
  - Rehabilitation of two islands. With a Two Rivers theme in the planter.
  - One is a shaded style.
  - One is a full sun style.
- **Two Rivers Fishing Rules.**
  - Lanyards have been printed.
  - Will be distributed by management.
  - Must be a homeowner to fish in the ponds.
  - Rules were explained, and placed on lanyards.
- **Mail boxes.**
  - A lot are located on a shared mailbox stand.
  - Many causing injuries due to sharp edges.
  - Many leak. Mail becoming wet.
  - The majority are deteriorating.
  - Many are discolored.
  - Two Rivers is a premier neighborhood. Mailboxes should reflect that.
- **Financials:** Jennifer Meyer discussed 2023 financials and 2024 budget,
  - 2023
  - 7% dues increase.
  - \$57,1919 Pool Upgrade.
  - \$10,881 Clubhouse Painted.
  - \$24,778 ponds improvement.
  - \$15,551 Tesoro Trail
  - 2024 – Budget overview.
  - 10% increase (Mailboxes)
  - Pool Concrete
  - Road Repair
  - Landscaping Upgrades.

- **Last Six Years: Highlights.**
  - Over 600 Poplars removed.
  - Removed hundreds of dead and diseased trees.
  - Full plaster replacement on pool.
  - Upgraded security
  - Removed old parking lot.
  - New fishing licenses.
  - Clubhouse restoration completed.
  - Event pad installed.
  - Rebuilt website twice 2018 and 2024.
  - Added snow pathway snow removal service.
  - Installed automated system.
  - Pump house cover replaced.
  - Spare pump. Upgraded entire Hoa irrigations system.
  - Tesoro Trail reconstruction.
  - Created Fall Festival.
  - Negotiated contract to have city build wall on Mace Border at City expense.
  - Aerators added.
  - 2024 already discussed.
- **Committees**
  - Kevin introduced current 2023 committees and members.
  - ACC Committee. ACC Chair, Paul O'Brien. Members: Greg Ulery, Deb Martens, Brandon Juarez.
  - Landscape Committee. Landscape Chair, Craig Kvamme. Members: Jennifer Meyer, Seth Robinson, Deb Martens, Nancy Soares.
  - Social Committee. Social Chair, Monica Brock. Members: Nancy Soares, Deb Martens, Larry Harpe, Barbara Harpe, Janine Eggers, Jennifer Colombatto, Cheryl Godwin.
- **Election:**
- **Streams:**
  - Larry Harpe Self nominated. Introduced himself.
  - Robert Nemecek Self nominated. On the ballot but withdrew his name.
- **Main Open Seats:**
  - Janine Eggers introduced herself.
  - Yuriy Buchinsky introduced himself.
  - Jeanny Basiri introduced herself.
  - Seth Robinson introduced himself.
  - Drew Taylor introduced himself.
  - Deb Martens introduced herself.
  - Nominations were taken from the floor. No Nominations were made.
  - Ballots were counted by Nancy Soares, Ronnette Pampaian, Jennifer Meyer, and Brandon Juarez.
  - Results: Larry Harpe, Drew Taylor, and Seth Robinson.
  - Announced via email Thursday Morning.

**Adjournment:** Meeting was adjourned at 8:35 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 2025 Annual Meeting.