

**Two Rivers Homeowners Association
Board Meeting
May 18, 2026**

Present: Board members: Kevin Zasio, Craig Kvamme, Eric Pollock, Joy Cameron,
Board Members Absent: Whitne Strain, and Joe Mueller.

Sentry Management: Christian Brockl, manager.

Call to Order: President Zasio called the meeting to order at 9:18 AM.

Homeowner Forum:

- Mark, Homeowner from 119 W. Riverbridge. Large limbs hanging over home from ITD land.
- Nancy Soares. Thanked the board members for their work and time.
- Deb Martens. Thanked Craig for new mailboxes. And requested that the Two Rivers take out more trees and bring in an arborist to address all tree issues.
- Pond 15 homeowners thanking Sentry and landscape committee for completed work on the Pond.
- Kelly. Thanked Sentry and the board.

Minutes: Board reviewed minutes from the March 11, 2026 meeting. **Motion:** Motion to approve the minutes from March 11, 2026 was made. (Kvamme; Cameron; passed 4-0)

Financials: Management reviewed financials for period ending April 2026. Board discussed and asked questions regarding financial reports. **Motion:** (Kvamme; Cameron; passed; 40-0)

Old Business:

Board Vacancies: Tabled.

Mailbox update: 66 mailboxes left to do. Project is 81 % complete with all mailboxes scheduled to be installed by the end of July.

New Business: Management presented estimates for needed work in neighborhood. Board discussed slate of estimates.

- Pond 5 aeration. Bid from Aquatechnex at \$7,600.00 Approved.
- Asphalt North Tesoro Trail. Board approved repairs to repair cracks and lifted area only. Approved.
- Fence: Board approved \$12,300.00 bid from Cascade to finish fence from Mace and to top of Berm.
- Arbor Pro Bid for removal of tree at clubhouse. Approved.

Motion: Motion was made to approve up to \$35,000 in restoration funds to be used on listed projects 1-4 above. (Kvamme; Pollock; approved; 4-0)

- Chimney Bid. Tabled until June Meeting.
- Pump house: Erik will work with Franz Witte to adjust bid.

- Pool opening Friday. Management notified board of pool opening date and time.
- Irrigation Water. Kevin reviewed water levels irrigation, storage, and where / when water will run out for the year.

Committee Reports:

- ACC. Erik and Joy discussed the ACC Policy and Procedure Regarding fence mounted screens for a certain amount of time. Joy and Erik are working on final version of the Policy.
- Joy reviewed request from homeowner regarding a metal roof. Board reviewed the request and will be denying the request for a full metal roof. Joy will deny the request.
- Landscape: Committee planted 200 laurels with water to them.
- Speed Signs. Craig reported on desire of the HOA to do speed dampening signs.

ACC Chair: Joy Cameron was made ACC Chair. **Motion:** Motion was made to approve Joy Cameron as the Landscape Chair.

Executive Session: Board entered executive session at 10:37 AM. Board exited executive session at 10:45 AM.

Meeting Adjournment: The Meeting adjourned at 10:50 AM. **Motion:** Motion to adjourn was made. (Kvamme; Pollock; passed.)

Next Regular Board Meetings:

June 15, 2026 Board Meeting 9:00 AM	Two Rivers Clubhouse.
August 17, 2026 Board Meeting 9:00 AM	Two Rivers Clubhouse.
September 21, 2026 Board Meeting 9:00 AM	Two Rivers Clubhouse.
October 19, 2026 Board Meeting 9:00 AM	Two Rivers Clubhouse.

Prepared and respectfully submitted by Christian Brockl, on behalf of Whitne Strain, Secretary of The Two Rivers Homeowners Association Inc.