

Members of the Board of Directors:

Bob White – President
Tom Petrillo – Vice President
John Painter – Secretary/Treasurer
Cheryl Restagno
Stephen LaRocca
Darrell Lopez
Eric Basilo
Vivian (“Viv”) Guerra
Joe Fitzgerald

Property Manager

Dennis Kapsis – Sentry Management

Architectural Review Committee

Cheryl Restagno - Chair
Siri Goberdhan – Vice Chair

Community Appearance Committee

Siri Goberdhan - Chair
Cheryl Restagno – Vice Chair

Community Outreach Committee

Eric Basilo – Chair
Tom Petrillo - Vice Chair

Twin Rivers Homeowners Association Inc.

**Monthly Board Meeting
Instructions to Join
and Agenda**

Thursday June 10, 2021

6:30 pm

Virtual Meeting via WebEx

Page 1 of 2

Because of the COVID-19 Issue, until further notice, all HOA Board meetings will be held electronically. The public will have access to all electronic HOA Board meetings as explained below.

You are invited to join the meeting using either a computer or phone per the following instructions.

1. Option to Join using a Computer (Preferred because we may be sharing files you will want to view)

Please ensure your speakers are turned on but your mic is muted until you are recognized to speak.

Join by clicking the following link or copying and pasting the link into the browser on your computer.

<https://johnfpainter.my.webex.com/johnfpainter.my/j.php?MTID=md435f7658d0838a876d9da13db251f7f>

When you activate the link, your browser should open, you will see an option to [Join from your browser](#)

Click on that link and you will be asked to enter your name and email address (needed to identify you), and then click a button labeled “Join Meeting”. You also will have the option to download an app.

If you join using your browser, no software will be installed on your computer. The entire meeting will occur within your browser. For the best experience, please join using either Firefox or Chrome browsers updated to the latest version. Other browsers also will work if you do not already have one of those preferred browsers on your computer.

To be recognized to speak, prior to the meeting, please send an email to: Board@TwinRiversHOA.com to let me know you would like to be recognized. Please put Request to Speak in the subject line. When you hear your name called, un-mute your mic and you will have the floor. When done speaking, please mute your mic again.

Keeping your mic muted when you are not speaking will prevent background noise from your location disrupting the ability of other participants hear.

Also, please be sure your speakers are adjusted to a mid-range volume setting. If speakers are set to a max or high-range volume setting, your speakers will cause a squealing feedback thru your mic when it is not muted.

2. Option to Join by phone or video system

Join by phone: 1-415-655-0001 US Toll, Meeting number (access code): **182 900 0180**

Join by video system, application, or Skype for business - Dial [1829000180@webex.com](tel:1829000180) or dial 173.243.2.68 and enter your meeting number.

Meeting password: **2021_06** (2021006 from phones and video systems)

See next Page(s) for the Meeting Agenda.

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Page 2 of 2

1. **Call to Order**
2. **Proposed Agenda Modifications if Any**
3. **Voice of the Members**

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

4. Discussion Topics

- a. **Charter Revision Committee Update**
- b. **Signage Issue (See Attachment 1)**
- c. **ARC forms/standards**
- d. **Enforcement Issues**
 - i. Magnolia Tree Damaging the Wall (Ekana and Lockwood)
 - ii. Collection efforts – 2 seriously delinquent accounts
 - iii. Silcox Matter – Update
 - iv. Payment Plan Requests (If any)
 - v. Other Matters from Management Report
 - vi. Other

5. Minutes from Prior Meetings

- a. May 2021 – See attached draft

6. Reports

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report
- e. Property Manager’s Report
- f. Other Reports as Appropriate - Special Project Management, Communications, Nominating, Community Outreach, Budget and Finance, Community Activities

7. Closed Session, if needed

8. Adjournment

Attachment 1 Signage Issue

Email from an HOA Member regarding Signage condition

I am a resident of Twin Rivers, River Crossing. I've noticed a couple of street signs are looking as if they are needing a cleaning/repair/ or just needing to be replaced. The photos show 3 examples.



Figure 1- Recently added Street Sign that looks great! - Nice work!



Figure 2 - Street Sign at the corner of Long Branch Ln and Little Creek Ct. - This sign is pretty dirty and likely needs to be cleaned up



Figure 3 - Street Sign at the corner of Long Branch Ln and Jackson Creek Ct. - This top section of the sign is broken and is slumped at an angle and the bottom one is very dirty and the paint seems to be coming off.

This one looks like it needs to be repaired

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Twin Rivers Homeowners Association Inc.
Board of Director’s Meeting
6:30 pm, April 8, 2021
Electronic Meeting
Minutes
Page 1 of 4

Meeting Record

- Meeting was called to order by John Painter at 6:30 pm.
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management were in attendance.
- HOA Members in Attendance – approx. 4
- Meeting was held electronically due to COVID-19 using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- Meeting was adjourned by John Painter at approximately 8:10 pm.

Agenda

1. Call to Order

2. Proposed Agenda Modifications if Any

Add: ARC Matter – Paint Approval

3. Voice of the Members

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

4. Discussion Topics

- a. **Bear Issues** - Bear Proof Cans and Straps
- b. **Fining Program Update – Brief comment**
- c. **Enforcement Issues**

- i. Magnolia Tree Damaging the Wall (Ekana and Lockwood)

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- ii. Collection efforts – 2 seriously delinquent accounts
- iii. Silcox Matter – Update
- iv. Payment Plan Requests (If any)
- v. Other Matters from Management Report
- vi. Other

5. Minutes from Prior Meetings

- a. April 2021 – See attached draft

6. Reports

- a. President's Report
- b. Treasurer's Report
- c. ARC Report
- d. Community Appearance Committee Report
- e. Property Manager's Report
- f. Other Reports as Appropriate - Special Project Management, Communications, Nominating, Community Outreach, Budget and Finance, Community Activities

7. Closed Session, if needed

8. Adjournment

9. Closed Session, if needed

10. Adjournment

11. Adjournment

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Property Manager
 Dennis Kapsis – Sentry Management

Community Outreach Committee
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Motions/Actions/Discussion

#	Motion Title	Motion		Vote								
		By	Second	Bob	Cheryl	Darrell	John	Tom	Stephen	Eric	Vivian	Joe
				B	C	D	JP	T	S	E	V	JF
	Board Members Present?			NA	Y	Y	Y	NA	NA	NA	Y	Y
1	ARC Paint Approval Question			<ul style="list-style-type: none"> ARC was prepared to approve a paint scheme involving grey walls and garage door, yellow front door, and white trim as consistent with paint standards HOA Member proposed that the garage door be white Board members discussed the matter and no motion was made to direct the ARC to approve paint scheme proposed by HOA Member Multiple Board members indicated they would not be in favor of such a motion Board members asked ARC to expedite sending an approval letter so HOA Member could proceed with painting 								
2	<p>The HOA would pay to remove the Magnolia tree at Corner of Lockwood and Ekana. Provisos are:</p> <ul style="list-style-type: none"> first obtain 3 quotes; proceed if less than \$3,000 (discuss again if more than \$3,000); only use a licensed, bonded, and insured contractor for the removal; and 	D	JP	NA	Y	Y	Y	NA	NA	NA	Y	Y

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Property Manager
 Dennis Kapsis – Sentry Management

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 Committee**
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#	Motion Title	Motion		Vote								
		By	Second	Bob	Cheryl	Darrell	John	Tom	Stephen	Eric	Vivian	Joe
				B	C	D	JP	T	S	E	V	JF
	Board Members Present?			NA	Y	Y	Y	NA	NA	NA	Y	Y
	<ul style="list-style-type: none"> seek to have the contractor’s insurer designate the HOA as an Additional Insured (not sure the insurer will agree but worth the ask). 											
3	April Minutes – Approved as Presented	D	V	NA	Y	Y	Y	NA	NA	NA	Y	Y

Key to voting notes: Y=Yes, N=No, A=Abstain, NA=Not Present

Respectfully Submitted,

John F. Painter
 HOA Board Secretary and Treasurer