

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
Vivian (“Viv”) Guerra
Joe Fitzgerald
Linda Dhennin

Community Appearance Committee

Siri Goberdhan - Chair
Cheryl Restagno – Vice Chair
Joe Fitzgerald

Community Outreach Committee

Eric Basilo – Chair
Tom Petrillo - Vice Chair

Twin Rivers Homeowners Association Inc.

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

Thursday February 10, 2022

6:30 pm

Virtual Meeting via WebEx

Page 1 of 3

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=mccc07414b19d9acfe44ebdb58fa03c07>

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 squealing/feedback thru your mic when it is not muted.

2. Option to Join by phone or video system

Dial in by phone: 1-415-655-0001 US Toll, Meeting number (access code): 2553 170 7659, Meeting password: 202202

Join by Mobile Device: Tap [+1-415-655-0001,,25531707659#202202](tel:+1-415-655-0001,25531707659#202202) US Toll

Join by video system, application, or Skype for business: Dial [25531707659@webex.com](tel:25531707659@webex.com). You can also dial 173.243.2.68 and enter your meeting number.

See next Page(s) for the Meeting Agenda.

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1. Call to Order

2. Proposed Agenda Modifications if Any

- a. Please note that a Closed Session has been scheduled for 7:15 pm. See Agenda item 7 below.**
- b. Other agenda comments?**

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. Cats (Complaints and Action Plan)**
- b. Answer to Pot Bellied Pig Question from Realtor (Informational item – Please see Attachment 1)**
- c. Burnham Contract – Increase for Pest Control from \$600 to \$675 per month**

Based on a review of the landscaping in the common areas, the Community Appearance Committee advised John Burnham the company needed to be replaced. The new vendor charges \$75 more per month than the previous vendor.

So, a motion will be made to approve a \$75 per month increase in payments to John Burnham for Lawn Pest Control efforts.

d. Community Appearance and Enforcement Issues

- i. Magnolia Tree Damaging the Wall (Ekana and Lockwood)
- ii. Silcox Matter – Update
- iii. Collection efforts
- iv. Payment Plan Requests (If any)
- v. Other Matters from Management Report
- vi. Discussion: Feb 3 Email from Board Member re: Enforcement
- vii. Other

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5. Minutes from Prior Meetings

- a. January 2022 – **(Please see attached Minutes)**

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

- a. At 7:15 pm, a motion will be made to enter Closed Session to receive advice from our attorney Scott Clark regarding Rules changes pertaining to setting up a system of fines for nuisance-level non-compliance with HOA Rules.
- b. The Closed Session is scheduled to begin at 7:15 pm regardless of progress on other agenda items.
- c. All meeting attendees other than Board Members, Committee Members, and representatives from Sentry Management will be asked to leave the call prior to commencing the Closed Session.
- d. The HOA Board meeting will be adjourned after the Closed Session.

8. Adjournment

Attachment 1

**Email to Realtor re: Pot Bellied Pig
January 21, 2022**

Our review indicates that a domesticated potbellied pig is a “household pet” if it’s not kept, bred, or maintained as a food source or for commercial purposes. If the animal in question would qualify under that definition as a household pet, the Twin Rivers HOA Rules would not prohibit an HOA Member or community resident from having a domesticated potbellied pig.

HOA Rules require that all pets be on a leash in control of a responsible person when outdoors and that the person managing the pet is responsible to immediately clean up after the pet and to "curb" all pets.

The Rules specifically provide that, if, in the sole discretion of the Board of Directors, a pet is or becomes a nuisance by way of excessive noise, aggression, roaming, or otherwise, the Board of Directors may order in writing the immediate removal of such pet from the Properties and the owner of such pet shall immediately comply.

The above summarizes key Rules pertaining to pets but please see the HOA’s Rules for more complete information. Copies of our Rules and other important documents can be download from the following page of our website: <https://twinrivershoa.com/documents>.

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Monthly HOA Board Meeting

Minutes

**Meeting of
Thursday January 13, 2022**

A. Meeting Record

- Meeting was called to order by 6:35 pm by Bob White
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was in attendance.
- HOA Members in Attendance – approx. 6
- 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 President Bob White at approximately 8:29 pm.

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B. Agenda

- 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. **Burnham Contract Extension – Update**
- b. **Sentry Contract - Update**
- c. **Delay in Sending Annual Dues Statements to HOA Members**
- d. **Community Appearance and Enforcement Issues**

- i. Magnolia Tree Damaging the Wall (Ekana and Lockwood)
- ii. Silcox Matter – Update
- iii. Discussion: A Board Member’s proposal that the HOA Board prepare a summary of outstanding deficiencies in Twin Rivers at the end of each calendar year, based on the inspections and information compiled by the ARC and CAC during the year
- iv. Collection efforts
- v. Payment Plan Requests (If any)
- vi. Other Matters from Management Report
- vii. Other

5. Minutes from Prior Meetings

- a. December 2021

6. Reports

- a. President’s Report

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- 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

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C. 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?			Y	Y	Y	Y	NA	NA	Y	NA	Y
1	Investigate using a HS club/sports team for next year’s decoration installment and takedown	C	J	Y	Y	Y	Y	NA	NA	Y	NA	Y
2	Direct Larsen and Sentry to take necessary action to collect outstanding assessments to the Silcox property (HOA Account #100070) through and including placing a lien on the homeowner’s property.	J	B	Y	Y	Y	Y	NA	NA	Y	NA	Y
3	Approve Dec minutes as submitted	D	B	Y	Y	Y	Y	NA	NA	Y	NA	Y

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

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Respectfully Submitted,

John F. Painter
HOA Board Secretary and Treasurer