

**Board of Directors:**

Bob White – President  
 Tom Petrillo – Vice President  
 Darrell Lopez  
 Vivian (“Viv”) Guerra  
 James Ransom  
 Don Partain - Secretary  
 Chris Floegel - Treasurer

**Neighborhood Committee**

Viv Guerra – Chair  
 Tom Petrillo - Vice Chair

**Nominating Committee**

Bob White – Chair  
 Viv Guerra  
 Darrell Lopez

**Architectural Review Committee**

Darrell Lopez – Chair  
 Viv Guerra  
 James Ransom

**Community Appearance Committee**

Lori Topor  
 Oskar Abboud  
 Mark White  
 Mike Frankewich

**Property Manager**

Dennis Kapsis – Sentry Management

**Other Officers**

John Painter – Vice Secretary/Treasurer

Twin Rivers  
 Homeowners Association Inc.

## Minutes of the Board of Directors Meeting

Thursday May 9, 2024  
 7 pm

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### A. Meeting Record

- Meeting was called to order by 7:05 pm by Donald Partain
- 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. 12
- The meeting was held both electronically and in person.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- The meeting was adjourned at approximately 8:15 pm.

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### 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. Minutes from Prior Meetings

- a. April 2024 Meeting

#### 5. Discussion Topics

##### a. Review Action on Prior Month’s Motions

- i. Conservation area follow up (Bob)
- ii. Rebecca Flowers Survey
  1. Update on the electric system at Monuments.
    - a. Darrell to confirm that all work is complete.
  2. Pressure Washing Estimates (Oskar)
    - a. Review three quotes.
  3. Retaining Wall quote-Oskar
    - a. The quote was provided to Dennis for comparison.

##### b. New Items

1. LED Lighting on houses-Dennis/Darrel
2. Owner ID3B2042-Driveway Tent Request

##### c. Major Compliance Actions

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- i. Noise Complaints – Shinnecock Hills (Dennis) Minutes from Prior Meetings
  - ii. Silcox Matter-Update on the court date. (Dennis)
  - iii. East Rivera-Overnight Semi-truck issue (Dennis)
  - iv. Owner ID MC0012 on Big Oaks Dr. (Dennis)
- d. Landscaping
  - i. Approve/Review monument planting pictures.
  - ii. Lighting issues
- e. Renting Moratorium
  - i. Language and voting needs-Dennis
  - ii. Review language from neighboring community.-Darrell

### 6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

### 7. Adjournment

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### 3. Decisions

		Motion		Vote						
#	Motion Title	By	Second	Bob	Tom	Darrell	Vivian	James	Donald	Chris
				B	T	DA	V	J	DO	C
	Board Members Present?			Y	N	Y	N	Y	Y	N
1	Approve retaining wall repairs.	DA	J	Y	N/A	Y	N/A	Y	Y	N/A
2	Approve April 24 Minutes as Submitted	DA	J	Y	N/A	Y	N/A	Y	Y	N/A

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**Minutes of the  
Board of Directors  
Meeting**

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Respectfully submitted,

*Donald Partain*

Donald Partain  
HOA Board Secretary and Treasurer