

**The Streams/ Riverbridge at Two Rivers Homeowners Association**  
**2016 ANNUAL MEETING**  
**October 17, 2016**  
**MINUTES**

**Call to Order:** The meeting was called to order at 6:30 pm by President Wil Smoke.

**Notice of meeting:** Notice of meeting was mailed, and an affidavit was signed that the meeting notice was mailed on September 19, 2016 as required by the CC&R's.

**Introductions:**

- Wil Smoke introduced the standing Board of Directors. Wil Smoke, Bob Fontaine, Justin Dusseau, and Betty Tomtan.
- Representative from Sentry Management, Christian Brockl, was introduced.
- Members were invited to introduce themselves. 10 homeowners were presented and introduced themselves.

**Quorum:** Quorum was achieved with a total of homes represented, (10) ten in person and (5) five by proxy equaling 31%. Bylaws require (30%) thirty percent of total members for quorum. There are (47) forty seven homes in the association, and a quorum is reached with (14) fourteen homes in attendance. The following Association business was conducted and/or discussed:

**Guest Presentation:** Summer Lawns, Matthew Johnson and Brendan Smedick gave a brief review of what their services were and company does. Regular checks, Winterization, and start-up. The fall pruning and clean-up is coming up. Wil opened the floor to Questions.

- The gentlemen were thanked and released.

**Committee Reports:**

- **Landscape Committee:** Betty talked about the pruning, cutting, and trimming of trees, etc. She also presented a type of grass to homeowners that can be used in the shady areas. Betty would like to start a flower club in 2017.

**Minutes:** Minutes from the October 19, 2015 Annual Meeting were read and reviewed. **Motion:** Motion to approve the minutes as presented. (Tomtan; Taylor; passed).

**Financial Report:** The Streams/ Riverbridge HOA 2015 Final financial report, 2015 to date Financials were discussed and reviewed by Bob Fontaine. Bob presented and reported on the last page of report. Page 9.

- 2016 Operating budget was discussed. Amount that will be deposited for 2016. 5,000 will be added to Reserves.
- Largest amount of dues goes to Landscaping. 70% of dues go to Landscaping, 16% of budget is paid to Utilities, 9% to Administrative. 5% to reserves.

- \$26,000 in reserves at end of 2015. Spent \$5,000 out of reserves in 2016.
- Reserves as of 10.17.2016 is to date at \$21,500.
- Bob presented two budgets one with not increase, and one with a \$60 dollar annual increase. The budgets were located on Page 11 of the annual meeting packet.
- Bob reviewed the Reserve Study for the homeowners. He voiced concerns over the state of the reserves and the need to increase dues to start building into the reserves.

**Q&A.**

- Homeowner, Pat Harder made a statement about the apparent lack of services in the Subdivision and was not happy with the cost and quality of services. Homeowner Carol Luongo is not happy with the contractor as well.
- Gene Whitney also not pleased and with the landscapers. Would support a dues increase in the amount. **Motion:** A motion was made to accept the 2015 financials and the 2016 to date financial reports. (Tomtan; Luongo; passed).

**President's Report:** Wil Smoke, the Streams President, reported on the following:

- Towing was an issue in 2015, not 2016.
- Overwatering is always an issue.
- Two board members are resigned this year: Bob Fontaine and Robert Dottaviano resigned in 2015. Board members now serve a three year term rather than a 1 year term.

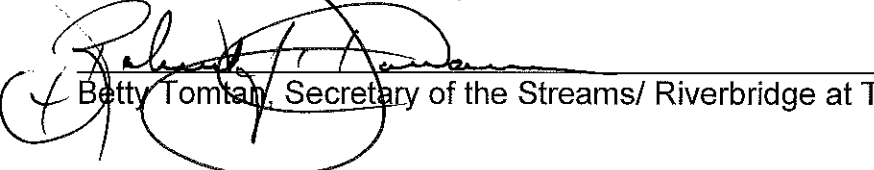
**Committee Reports:**

- ACC Committee: Justin Dusseau commented on involvement with the ACC.

**Elections:** President, Wil Smoke opened the floor for nominations. Dave Gold was nominated from the floor. A vote was taken by acclimation. Dave was elected by acclimation. (15-0)

**Adjournment:** Meeting was adjourned at 7:55 pm. **Motion:** Motion was made to adjourn the meeting. (Stafford; Dottaviano; passed)

Respectfully prepared and submitted by Christian Brockl on behalf of the Streams/ Riverbridge at Two Rivers Secretary, Betty Tomtan.

  
Betty Tomtan, Secretary of the Streams/ Riverbridge at Two Rivers Homeowners Association.