

The Streams & Riverbridge at Two Rivers Homeowners Association Inc.
Board of Directors Meeting
Minutes
September 18, 2017

1. Call to Order: President Wil Smoke called the meeting to Order at 7:28 pm.

Present: Board Members present: Wil Smoke, Betty Tomtan, and Justin Dusseau. Sentry Management representative, Christian Brockl.

Notification of Meeting: Notification of meeting was sent via email on 9.11.2017.

2. Minutes: Minutes from the July, 31, 2017 meeting were reviewed. **Motion:** A motion to approve the minutes from the July 31, 2017 meeting as written was made. (Tomtan; Dusseau; passed).

3. Financials: August 2017 financials were presented and reviewed by management. **Motion:** A motion to approve the August 2017 financials as presented was made. (Smoke; Dusseau; passed).

Budget 2018: Management presented a budget for 2018. Board reviewed and discussed. Board will meet and discuss final decision on raising dues in 2018 at a later date, and vote on a final budget.

Management fee increase: Management presented a management increase of \$25.00 per month for 2018 and beyond. Board accepted management fee increase. **Motion:** Motion to increase management fee \$25.00 per month. (Smoke; Tomtan; passed)

4. Management Report:

- **ACC:** Reported accepted as presented.
- **CC&R:** Management reported on activities in the Streams HOA.

5. Old Business:

- **Landscaping issues.**
 - Sprinklers.
 - Post card needs to be sent to all homeowners about pruning in October.
 - Mention turning down sprinklers. Postcard needs to be ready and sent on 9.25.2017.

6. New Business:

- **CC&R violation.** Ongoing trash can violation on S. Stream Pointe Lane.
- **Committee's.** Going forward into 2018 there will no longer be committee's but the board will make decisions as whole group.

7. Meeting Adjournment: Meeting was adjourned at 9:05 pm.
November 6, 2017 6:00 pm. Annual Meeting

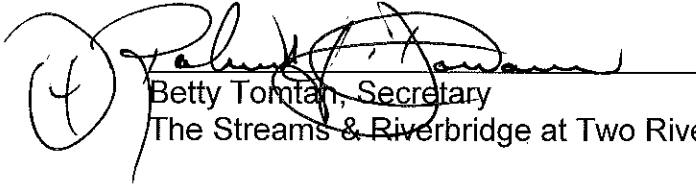
November 6, 2017

8:00 pm.

Board of Directors Meeting.

Future Meetings: Third Monday of every other Month 7:30 pm. at the Two Rivers Clubhouse.

Respectfully prepared and submitted on behalf of Betty Tomtan, Secretary of The Streams at Two Rivers.

A handwritten signature in black ink, appearing to read "Betty Tomtan", is written over a horizontal line. To the left of the signature is a circled number "4".

Betty Tomtan, Secretary
The Streams & Riverbridge at Two Rivers HOA Inc.