

**The Shores Homeowners Association
Board of Directors Meeting Minutes
December 9, 2019**

Present: Board members: Doug O'Neil, Louis Schnierer, Jody Zanecki, Rachel Postigo and Rick Smith were present. Representing Sentry Management was Michelle Antonov

1. **Call to Order:** The meeting was called to order at 2:00 pm by Doug O'Neil

Notice of Meeting: Notice of meeting was sent on December 6, 2019 via email

2. **Minutes:** Minutes from the November 19, 2019 meeting were reviewed and accepted without changes. **Motion:** A motion was made to approve the minutes as presented. (Smith; Schnierer; passed)
3. **Financials:** Treasurer Rick Smith reviewed the unfinalized November 2019 financials as presented. **Motion:** A Motion was made to withhold approval of the November 2019 financials until they are finalized. (Schneirer; Zanecki: passed)

4. **Management Report:**

• **CC&R Violations:**

- Current open violations discussed

• **Operations:**

Special Assessment

- All invoices submitted. No further expensed expected.

Clubhouse maintenance

- Carpet Stretching bid requested from Intermountain Properties not scheduled yet
- Pergola and lamppost painting tabled until the spring
- Pool entry lock system updated bid not received. Management to either seek bid from another vendor and to prompt current vendor.
- Rachel to get a quote from a new cleaning vendor

Spring 2020 to do

- Michelle to seek bids for painting the pergola at the entrance and the light posts throughout the Shores for next spring

5. **Old Business:**

- **Reserve Study:** The update from Northstar not received at the time of this meeting
- **Automation of Ditch:** To be removed from agenda
- **Monthly Light Checks:** To be removed; all lights repaired and in working order

UNAPPROVED MINUTES UNTIL APPROVED AT THE FOLLOWING MEETING

6. New Business:

- **Preliminary Budget Review:** 2020 budget reviewed and approved with amendments

7. Committee Reports:

- **ACC:** Nothing to report at this time
- **Landscape:** Nothing to report at this time
- **Ponds:** Nothing to report at this time

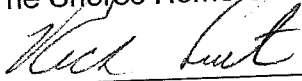
8. Future Meetings: Clubhouse at 4:00 pm. (Second Monday of each month)

January 28, 2020 4:00 pm
February 20, 2020 6:00 pm

Board of Directors Budget Meeting
Annual Meeting / Two Rivers Clubhouse

Meeting Adjournment: The Meeting adjourned at 3:00 pm. **Motion:** Motion to adjourn was made. (Smith; Postigo; passed)

Prepared and respectfully submitted by Michelle Antonov, on behalf of the Secretary, of The Shores Home Owners Association Inc. Rick Smith.



Rick Smith, Secretary of the Shores Homeowners Association Inc.

October Task List.

| Task | Person - Started - Completed | | |
|---|------------------------------|---------|-----------|
| | Person | Started | Completed |
| Install new locks at end of season | Management | | |
| Schedule Light Checks | Management | | |
| Bids for painting (pergola and lamp posts) | Management | | |
| Repair south pool gate fob sensor | Management | | |
| Carpet stretching | Management | | |
| Letters to homeowners re: SA | Management | | |
| Light bulb check and replacement in clubhouse | Management | | |
| Furnace and A/C inspection scheduled | Management | | |
| | | | |