

TWIN RIVERS OWNERS ASSOCIATION
BOARD OF MANAGERS
MEETING MINUTES FROM
7/6/16 3:30PM
BOARD OF MANAGERS MEETING
MCPM ADMIN OFFICE-WINTER PARK
APPROVED BOM MEETING MINUTES

CALL TO ORDER

Clare Cavanaugh, Board of Managers president called the meeting to order at 3:31pm

ROLL CALL

Clare Cavanaugh, Board President via phone

David Wire, Board member via phone

Phyllis Sjogren, Board Sec/Treas, via phone

Dick Norman, Mountain Chalet Property Management facilitated BOM call

APPROVAL OF BOM MEETING MINUTES 4/20/16

After a review of the meeting minutes from the 4/20/16 BOM Meeting. Dave noted a couple of typos. It was moved and seconded the minutes be approved with the noted corrections. Motion passed unanimously.

TWIN RIVERS INTERVAL OWNER REPORT (DAVID WIRE)

Dave reported that as the Twin Rivers Interval Owner Association Board member he is requesting a copy of the management agreement between the property manager and the HOA BOM. MCPM noted the agreement was personal and confidential and not to be distributed beyond the three TROA BOM members. The BOM discussed the creation of a "Confidentiality Agreement" that all BOM members would sign. Dave reported the TRIOA is working on an ADA Compliance Report. All smoke detectors are being replaced. The reservations procedure has been clarified to provide better information regarding unit door access and clubhouse door access. The TRIOA is exploring storage facility options. The TRIOA BOM is meeting on 8/5/16 prior to the Annual Meeting.

FINANCIAL REPORT

A copy of the financials through the end of May was presented to the BOM for review.

OLD BUSINESS

DELINQUENT HOMEOWNER

Clare moved the BOM go into Executive Session to discuss the status of one delinquent owner. Phyllis seconded the motion. Motion passed unanimously.... Clare moved to close the Executive Session. Phyllis seconded the motion. As a result of the Executive Session the BOM approved a six month repayment plan that is compliant with the CCIOA Collection Policy.

REVISION OF ASSOCIATION BY-LAWS

The Association By-Laws modifications have been reviewed and agreed upon by the respective Association attorneys. The BOM president approved a special meeting be called immediately following the TROA Annual Meeting to vote on the By-Laws modification.

INTERVAL OWNERS CLUBHOUSE CODE INFORMATION

MCPM reported that there have been no calls for access codes to the clubhouse since the last BOM meeting.

NEW BUSINESS

ROOF REPLACEMENT-FLORA AND NYSTROM

MCPM will provide multiple bids to the BOM prior to the Annual Meeting for BOM review and discussion.

CLOSURE OF SOUTH END OF ASSOCIATION PARKING LOT

MCPM reported that traffic through the parking lot had reached an unsafe situation. It has been observed that a number of local residents are using the parking lot as a thoroughfare to go to the local post office to get their mail and then return through the parking lot to avoid US Highway 40. The BOM agreed that safety is a top priority and instructed MCPM to close off the south end of the parking lot and to post "Private Property" "No Trespassing" signs on the north entrance to the parking lot.

ANNUAL HOMEOWNERS PICNIC

It was noted that the TROA would pay for the main course of the BBQ picnic this year. BOM member Dave indicated the TRIOA would pay for the desert this year. The respective HOAs trade off each year.

CLARIFICATION OF BOM OFFICERS

MCPM noted research would be conducted and the BOM advised of the current officers.

NEXT BOARD OF MANAGERS MEETING

The next meeting will be the Organizational BOM Meeting that will immediately follow the Annual Meeting.

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ADJOURNMENT

Being no further business to conduct moved and seconded to adjourn.
Motion passed unanimously. Meeting adjourned at 4:17pm