

**River Watch Homeowners Association of Hillsborough, Inc.**  
**Board Meeting**  
**September 16, 2015**  
**Beef O'Bradys**  
**Minutes**

**Meeting called to order at 7:01pm by Mr. Andy Kern**

**Quorum established**

Mr. Andy Kern- Vice President, Mrs. Margaret Cabral- Secretary, Ms. Brandi Van Engen- Treasurer, and present, along with Mr. Michael Tillotson, representing Sentry Management. Mr. Jim Egbert- President and Mrs. Casey Borst- Director at Large were not present.

**Approval of Minutes**

Mr. Andy Kern motions to accept the minutes with correction from Homeowner address to Sentry's customer number from the August 2015 meeting, seconded by Mrs. Margaret Cabral, all in favor; motion passes.

**Architectural Control Committee Report**

Mr. Andy Kern motions to approve the recommendation made by the Architectural Control Committee for approval with stipulations of the application submitted by 12609 River Birch Drive, seconded by Mrs. Margaret Cabral, all in favor; motion passes.

Mr. Andy Kern motions to approve the recommendations made by the Architectural Control Committee to send letter acknowledging the fence complaint is a homeowner issue informing Homeowner that the Architectural Committee and Board of Director's followed proper protocol in this event, seconded by Mrs. Margaret Cabral, all in favor; motion passes.

Let the minutes reflect Mr. Jim Egbert- President has joined the meeting.

**Treasurer's Report**

Ms. Brandi Van Engen reported the financial status of the community. Ms. Brandi Van Engen also discussed at length the proposed 2016 budget. Changes will be made and the Board determined that October 21, 2015 will be the Budget meeting for the community.

The Board requested another review of the insurance policies for the Community.

**Legal Report**

The date of pending legal has been postponed twice, the Board will continue to monitor this issue.

**Social Committee**

Nothing to report

**Management Report**

Mr. Michael Tillotson reviewed the submitted September Management Report.

## **Old Business**

Board has requested a review of the insurance policies for the association and provide written overview and a copy of those policies.

Off-Duty officer was be on-site September 15<sup>th</sup>. Check will be cut on Friday.

IRS Tax Return was sent in before the deadline of September 15, 2015.

## **New Business**

Ms. Brandi Van Engen motions to modify the late notice procedure, late notices will go out on the 11<sup>th</sup> day due, on the 30<sup>th</sup> day late the notice of intents will be sent, seconded by Mr. Andy Kern, all in favor; motion passes.

Mrs. Margaret Cabral requested an account review of the two homes that abatements were completed at.

The Board has request Sentry review of the violation process for 9601 Birnamwood St. All communications were sent to the wrong address, 9428 Clover Glen Drive.

Requested that Sentry provide a review of signature cards on bank accounts to the Board.

## **Next Scheduled Board Meeting will be a Budget/Board Meeting**

October 21, 2015, 7PM at Beef O'Bradys

## **Adjournment**

Mr. Andy Kern motions for adjournment at 8:37pm, seconded by Mr. Jim Egbert, all in favor, meeting adjourned.

Respectfully submitted by Michael Tillotson, LCAM

Managing Agent for the River Watch Homeowners Association of Hillsborough, Inc., on behalf of the Board of Directors