

Record of Proceedings

Minutes of the Board Meeting Two Rivers Homeowners Association August 11th, 2016

The Board Meeting of the Two Rivers Homeowners Association was held at 5:00p.m., August 11th, 2016, at the Two Rivers Village Community Center at 80 Lake Shore Drive, Dotsero, Colorado, in accordance with the applicable statues of the State of Colorado.

Attendance

The Following Directors were present and acting:

- Mike Pearson, President, (term expiring June 2017)
- Luke Bray, Vice President, (term expiring June 2018)
- John Dudey, Secretary/Treasurer, (term expiring June 2016)

Also in attendance:

- Mark Zbrzezni, NAI Mountain Commercial
- KJ McEvoy, NAI Mountain Commercial
- Chad Roberts, Fireside Properties Inc.
- Mary-Ann Johnston (Homeowner)
- Amy Yandle (Homeowner)
- Josh Anderson (Homeowner)

Current Board of Directors

- Mike Pearson – President. Term expires June 2017
- Luke Bray – Vice-President. Term expires June 2018
- John Dudey – Secretary/Treasurer. Term expires June 2016

Call to Order

5:00pm

Quorum

Established. All Board members present.

Approval of Minutes

The Meeting Minutes for April 23, 2016 were reviewed. A motion was made to approve the Minutes, seconded, it was made unanimously.

Review & Approval of 2017-2018 Budget

Motion made to approve the budget which had been emailed previously for Board review - seconded, it was passed unanimously.

Elections

Secretary, John Dudey's, term has expired and he will not be running for reelection.

Three director seats are now open for the Two Rivers HOA Board: the two new chair seats are being added per the previous Board meeting to create a sub-committee for Design Review requests within the Community. Elections will take place in the next HOA Meeting scheduled for August 11th, 2016 at 5:45pm.

Old Business

- President of the Board presented the idea to add a minimum of two new positions to the Board so as to create a sub-committee for Design Review requests within the Community. The other members of the Board supported this idea. HOA Management will begin reviewing applicants to be brought to the summer 2016 Board and HOA meeting.

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- Landscaping
 - Who is the HOA using?
 - Management is using the same company with clearer instruction and oversight
 - What is the schedule for this season?
 - The spring schedule for weed prevention, irrigation and mowing is still being determined with the landscape company
 - Management will send notice out to Community once the details are known
 - What is being done about the weeds around lakes/ponds?
 - This land is owned and managed by the Metro District

- Site Visits– The Board and Property Management visited various locations in the community to review and address specific requests and concerns
 - Fence Request
 - Management explained that the homeowner’s proposed fence line request does not provide for the utility easements on the backside of the home.
 - The homeowner’s interest in the proposed fence line was to prevent trespassing. It was pointed out that trespass concerns will be addressed when the neighboring lots are developed later in the year.
 - A member of the Board offered to meet personally with resident and explain these things. Management will try to attend this meeting as well.
 - Parking Violation Concern
 - Management explained that the violation was happening on the Metro District’s easement and property. and that the Metro District is working to resolve this matter directly with the homeowner and that the HOA need not do anything

 - Step/Pathway Request
 - Homeowner requested Board approval to install steps to lead from back edge of property down slope to recreation path that leads to ponds and playground.
 - During the site visit it was determined that the proposed steps would actually be on the Metro District’s property and agreed that the TRMD Board will have to review the request and consider, as mentioned at this TRV Board meeting, the possible liability concerns.

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New Business

- Board expansion from three to five was voted on and passed unanimously.
 - Josh and Amy were present at the Board meeting to be introduced as interested candidates in Board membership
 - The expansion will provide more members to build a Design & Review Board/sub-committee consisting of three (3) members of the Board of Directors. If one or more of those members is unable to vote or assist on a design question at any given time, one of the other members from the Board of Directors will step in when needed.
 - This Design & Review Board/sub-committee will play in active role in approving and working with community members on design requests.
- NAI is transitioning out of managing the Two Rivers HOA effective immediately.
 - The Board reviewed bids from multiple management companies via email in previous months and selected Fireside Properties Inc. to take over management of the Two Rivers HOA. Chad Roberts, owner of Fireside, was present and formally introduced at this Board meeting.
- Present community members brought up some design topics such as fences up to the street. This is an item that will have to be addressed once the Design Review Board (DRB) is in place.
- Design guidelines added to HOA website in the FAQs
 - TBD. This will be helpful for community members to answer some of their own questions before submitting design requests to the DRB for approval.
 - Should include, if possible, some definitions of acceptable designs.
- From old business, the Two Rivers Metro District (TRMD) easement between 86 Rainbow and 78 Rainbow
 - The pathway is going to be blocked to motor vehicles by boulders. There will be pedestrian access and signage added once the boulders are in place.
 - TRMD Board will discuss other details at their next meeting and move forward as discussed.
- From old business, the topic of steps leading down from homeowners properties to the walking path behind 70 Catfish that would be on TRMD land.
 - This still has not been presented to the TRMD Board due to a postponement of the TRMD Board meeting.
 - At the next TRMD Board meeting, the following will be discussed:
 - Standard look and safe materials that will be used if the steps are approved
 - Waivers releasing liability

Adjournment

Motion to adjourn was made, seconded, it was passed unanimously.