
RECORD OF PROCEEDINGS

ANNUAL MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

November 10, 2020

A meeting of the members of the Two Rivers Homeowners Association, Inc. was duly noticed and called at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

The following property owners were present and acting:

- Luke Bray (Director)
- Esgar Acosta (President)
- Chris Delsordo (Director)
- Heidi Krzebietke
- Adam Montgomery
- Jennifer LaFleur
- Kelli Ludwig
- Tracy Sommers
- Miranda Brinker
- Katie Ivie
- Starlyn Enamorado
- Judith Medina & Sirom Sheffield
- Shelby Keys
- Rachel Yandle
- Jason Leffler & Haley Keefe
- Shara Hopkins
- Alexa Hill
- Tanya Fitzgerald
- Starlene Bray
- Michael & Nancy Morales
- Enrique Felix
- Edna Palacios
- Koren O'Neill
- Michelle Sanders

The Following Directors were absent:

- Christina Rudow
- Mike Pearson

The following property owners were in attendance by proxy:

- Donald & Linda Gregory

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Annual Member Meeting November 10, 2020

Also in attendance were:

- Ken Marchetti, C.P.A.
- Meghan Hayes, Recording Secretary for the meeting
- Craig Plizga, Community Operations Manager

Call to Order

The member meeting of the Two Rivers Homeowners Association was called to order on November 10, 2020 at 6:07 p.m., noting a quorum was not present. It was reported for the record by Director Acosta that proper notice as required by the Associations bylaws had been duly sent on October 21, 2020, to all members of the Association. In the absence of a quorum, no official action can be taken at the meeting but the meeting was conducted and this record of items discuss was maintained for documentation purposes.

Declaration of Quorum

Director Acosta reported that according to the Bylaws of the Association, the presence in person or by proxy of 20% of the votes entitled to be cast at such meeting shall constitute a quorum. Mr. Marchetti noted that 24 of 52 required lots were represented either in person or by proxy so a quorum was not represented at the meeting.

Minutes

The minutes for the November 14, 2019 Annual member meeting were distributed with the meeting packet. By Motion duly made and seconded, it was unanimously

RESOLVED to approve the November 14, 2019 Member Meeting Minutes as presented.

**2020
Financials/
2021 Budget**

Mr. Marchetti reviewed the financial statements ending September 30, 2020. Mr. Marchetti reviewed the Association's assessments noting that the dues will be increasing, due to inflationary purposes, to \$75 per month in 2021. He reviewed the expenses which increase with the same inflationary trend as well as increases commensurate with the growth in the number of units in the Association.

Mr. Marchetti reviewed the 2021 budget approved by the Board noting that the annual assessments are increasing to \$75 per month. The reason for this increase was purely inflationary. Dues have been at \$65 for the last 5 years and at 3% per year, it was a 15% increase. Mr. Marchetti reviewed the 2021 expenses pointing out the increase in Landscaping due to

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Annual Member Meeting November 10, 2020

additional houses being built. We will be working with our landscaper to help with keeping his costs in check but still ensuring proper maintenance. Mr. Marchetti then opened the floor for public comments:

Public Input:

Judith at 60 Salmon Lp main concern was about raising the budget for the landscaping. Many community members are not satisfied with the level of service. There are also concerns with the weeds within the easements. Ms. Hayes addressed her concerns noting that the HOA is contracted through 2021 with Fresh Mtn Lawns but that the HOA will be assessing whether or not we will move forward with them.

Starlyn at 161 Haymaker also has concerns with the landscaping with respect to the leaves being blown all over her property, flowers being whacked and that weeds are taking over the entire property.

Shelby Keys requested that the community be notified next year when the HOA is in the process of rebidding our Landscaping agreement. Ms. Hayes promised to notify the community the best she could through the Facebook page, newsletter and our website.

Sirom Sheffield also had issues with the weeds being a large problem on his property as well as receiving better service for the increase in his dues. Both Ms. Hayes and Director Acosta said that is exactly what the HOA is working towards.

Jessica Montgomery asked about the role of the developers in these landscaping issues. Ms. Hayes informed her that she has been working with the developer on addressing those landscaping issues that homeowners have had since the day of their closing. She encouraged anyone with an issue with the developer to reach out to her so she can help.

Ms. Hayes referred to the Website, www.tworivershoa.com, where her and Mr. Plizga's contact information is listed on the home page.

Following discussion, Mr. Marchetti explained the veto process of the budget, and, since a quorum was not represented, announced that the 2021

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Annual Member Meeting November 10, 2020

budget stands approved as previously approved by the Association Board of Directors.

Election of Board Members

Since a quorum was not represented, a formal election of a board member could not be conducted and the procedure for Board vacancies under the bylaws is for the remaining Board members to fill the vacancy. Mr. Marchetti recommended that a "Community Feedback" election be held to provide input to the Board regarding who to appoint at the next Board Meeting. Director Mike Pearson's 3-year board term expires in 2020 and Director Delsordo was appointed in 2020 to fill the vacancy from James Scott's resignation. This term will be for 2 years. Director Delsordo requested that he be considered for the 3-year term. Ms. Hayes and Mr. Marchetti spoke about what the role and responsibilities are of a board member. With no other community members coming forward, the Board vacancy and Chris Delsordo's nomination will be an agenda items on the upcoming Board meeting agenda. For recording purposes, the current term limits of the Board are as follows:

Esgar Acosta	2018-2021
Luke Bray	2018-2021
Christina Rudow	2019-2022
Chris Delsordo	2020-2022
Mike Pearson	2017-2020

Metro District Update

Ms. Hayes presented a list of Metro District projects that were completed in 2020, are ongoing and are scheduled for the future. She explained how HOA dues are used to help fund some of the recreational expenses such as the pool, community center and maintenance of trails/lakes/beaches incurred by the Metro District

Public Input:

Starlyn has concerns about the kids climbing and breaking the trees while waiting for the bus. Ms. Hayes encouraged the community to help with asking those kids to stop.

How to be a Good Neighbor

Ms. Hayes presented items to help everyone be a good neighbor. She emphasized that everyone is different and to try to be understanding of those differences.

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Annual Member Meeting November 10, 2020

HOA Assessment Comparison

Ms. Hayes presented a comparison of assessments for other comparable communities in Eagle County. She pointed out that there are several communities that are paying more than Two Rivers but do not have any amenities.

Public Input:

Tyson Ivie asked about Covenant Enforcement. Ms. Hayes notified him that we had hired a Covenant Enforcement Officer this past summer but let him go due to performance issues. The HOA is determining what issues need to be immediately addressed and Mr. Plizga will be taking on this role until we are able to hire an assistant for him in 2021.

A community member brought up the issue with trash. Ms. Hayes notified everyone that Mr. Plizga is going to be educating owners on how to properly store your trash.

Heidi Krzebietke asked about how the Water is billed. Ms. Hayes went through the way the Metro District bills water through a tiered rate which she pointed out was a very common way for water districts. She also noted that the increase in fees is due to inflation to cover operational costs.

Alexa Hill is very concerned with the trash issue and is happy to hear that the HOA will be addressing this issue. She also had a question about the parking lot. She's concerned about cars and people speeding through the community and the proximity of the parking lot to the playground. Ms. Hayes will work with the County on traffic calming measures and will make sure we take into consideration the safety of the children in the community as the District moved through the planning.

Tyson Ivie shared his concerns with how dark the community is and the need for additional street lights. Ms. Hayes will look into the cost of adding additional lighting throughout the community.

Concerns about truckers and cars using the community as a rest stop. Mr. Plizga had discussions with the Emergency team during the fires to allow them to use the community during the fires in the canyon. He said that occasionally he will have someone ask to

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Annual Member Meeting November 10, 2020

use the facilities which he allowed. The Board recognized that this is something that is hard to monitor but understand that it is a concern. We can use measures such as calling the Sheriff and CDOT to enlist their help.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
/s/ Meghan Hayes
Meghan Hayes
Recording Secretary for the Meeting

Subject to Approval