
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Two Rivers Metropolitan District August 9, 2022

A Regular Meeting of the Board of Directors of the Two Rivers Metropolitan District, Eagle County, Colorado, was held on August 9, 2022 at 2:00 p.m. via an online Zoom meeting, in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Mike Pearson
- KJ McEvoy
- Esgar Acosta

The following Directors were absent and excused:

- Mark Zbrzeznj

Also in attendance:

- Tony Zancanella, Zancanella & Associates, Inc.
- Ken Marchetti, Marchetti & Weaver, LLC
- Craig Plizga, Community Operations Manager
- Kendra Nicholson, Marchetti & Weaver, LLC, Recording Secretary for the meeting

Call To Order

The Regular Meeting of the Board of Directors of Two Rivers Metropolitan District was called to order by Director Pearson on August 9, 2022 at 2:05 p.m. noting a quorum was present.

Conflicts of Interest

Chairman Pearson is the managing Partner and partial owner of 2 Rivers Development, LLC (“**2 Rivers Development**”), which owns a portion of land which is less than 20% of the territory of the District. Additionally, he is the sole owner of Mountain Commercial Advisors, LLC also known as NAI Mountain Commercial (“**Mountain Commercial**”) and together with 2 Rivers Development, the “**Companies**”), which employ Directors McEvoy and Zbrzeznj.

Additionally, Director Pearson is the sole owner of Fortius Capital, LLC (“**Fortius Capital**”), and the sole owner and manager of North Lot and 116, LLC (“**North Lot**” and together with 2 Rivers Development and Fortius Capital, the “**Companies**”).

Changes to the Agenda

There were no additions to the agenda.

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Public Input None

Legal There was no legal input.

District Operations

Manager

Report

Operations Manager, Craig Plizga, presented his Operations report to the Board. He reported on the following:

- Plans for the pool and closing dates
- Entry trees are doing well, might need to replace a couple
- Cleaning day went well, could maybe use more dumpsters next year
- Bear has not been around much
- Tuesday activities have been going well, as well as other scheduled activities
- The Magic Bus won't be coming around due to low usage
- Fire systems were inspected and will send a quote for repairs needed
- Backflow preventors have successfully passed inspection
- Room rentals are busy though the fall
- Discussed maintenance for the community center, will get quotes for improvements

Village

Center

Update

Director Pearson: No changes or update at this point. It'll be next year before they submit a PUD.

Minutes

The Board reviewed the June 14, 2022 Regular Meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the June 14, 2022 Regular Meeting minutes as presented.

Financial

Statements

Mr. Marchetti reviewed the June financial statements. He stated the year to date numbers are in line with the prior year. The 2023 budget isn't a reassessment year, so the property tax numbers should stay about the same as 2022's budget. The sales tax fund is reserved for roads and transportation use only. The numbers are down with the slow down of new construction. Mr. Plizga went over the larger capital projects that need to be quoted. He will be having Alpine Engineering come out to discuss the asphalt work needing to be done in the next few years.

The Board reviewed the June 30, 2022 Financial Statements. By motion duly made and seconded, it was unanimously

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RESOLVED to accept the District's Preliminary June 30, 2022 financial statements as presented

Payables The Board reviewed the June & July 2022 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to ratify the June & July 2022 accounts payable lists as presented.

**Tap Fee
Schedule** There are no new tap fees.

**Accounts
Receivable
Report** Ms. Nicholson reviewed the AR Report. Ms. Nicholson stated that AmCoBi hadn't sent out late letters or shut off notices for a couple of months, but are back on track. Most of the past due accounts have been set up on payment plans or have been added to the shut off list.

**Sales Tax
Report** Mr. Marchetti stated that the sales taxes are continuing to come in as expected and are matching up with the budgeted numbers.

**Water and
Wastewater
Operations
Report** Mr. Zancanella reported on the Wastewater Plant Headworks Project and that Structural Associates is doing design work now. He's looking to get the building ordered before the quote expires the end of August to lock in pricing. The District would need to come up with 10% at this point. The loan application from State Revolving Fund was submitted. Part of the State Revolving Fund loan is that the State will match the funds by 50%. The Headworks Project grant has been approved and the District has until 2027 to spend the funding. The lift station and building is what the grant is for. The District will need to schedule a pre-qualification meeting with CDPHE. The belt press and equipment to comply with the 2028 regulations are what the District will need to apply for funding for next.

The Board reviewed the Headworks Building purchase and by motion duly made and seconded it was unanimously

RESOLVED to approve the Headworks Project Building purchase as presented.

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Adjournment

There being no further business to come before the Board at this time, by motion duly made and seconded it was unanimously

RESOLVED to adjourn the Regular Meeting of the Two Rivers Metropolitan District Board of Directors this 9th day of August, 2022.

Respectfully submitted,



Kendra Nicholson
Recording Secretary for the Meeting