
RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. JUNE 29, 2022

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

ATTENDANCE

The following directors were present and acting:

- Esgar Acosta
- Alexa Hill
- Misty Lawrence
- Chris Delsordo

Absent and excused:

- Karen Funnelle

Also in attendance were:

- Kendra Nicholson, Recording Secretary for the meeting
- Ken Marchetti, Marchetti & Weaver
- Craig Plizga, Community Operations Manager

Call to Order

The meeting of the Executive Board of the Two Rivers Homeowners Association was called to order on June 29, 2022 at 6:01 p.m., noting a quorum was present.

Addition To the Agenda

Director Hill asked to add the late summer picnic to the agenda, which was agreed.

Minutes

The Board reviewed the March 23, 2022 minutes included in the packet and, upon motion duly made and seconded, it was unanimously

RESOLVED to approve the March 23, 2022 Minutes of the Board of Directors.

Operations Manager Report

Craig Plizga, Operations Manager Report:
Room Rentals
Gym Equipment
Pool Shade
Entrance Trees
Mailbox Structure Repairs

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MIRA Bus

Free Comm Ctr Events:

Dance Classes

Food Bank

Tuesday Activities

Free events haven't been cleaning up after themselves like they should. Going forward, Mr. Plizga will create a list for cleaning for the free activities, like currently happens with paid rentals

Parks and Wildlife Lakes:

Kokanee – Needs a berm to keep from connecting to the river, Wildlife is taking fish out of the lake each year

Trout – Large number of perch, pike is eating the perch which is good, the lake has a balance

Bass – Healthy lake

**Other
Business**

Director Hill mentioned the Late Summer Picnic – Discussion about funding for the picnic and what to do about food.

Director Hill will research food trucks. Director Delsorto said he will donate his roasted corn food truck for the event.

Fines/Liens/Issues – Director Acosta asked when houses come up for sale, what to do about violations? Director Acosta stated fines can be given out and collected in the case of a sale, or as a lien. What happens when you can't contact the homeowner? Can the HOA reach out to the realtor and let them know the violations need to be taken care of when there's a sale? Mr. Marchetti stated maybe we could charge a deposit in the title request process to be refunded when the issue is taken care of. For the title request, get a list from the HOA of DRB violations with standard amounts to be agreed on for each type of violation, TBD.

Street landscaping – Mr. Acosta said the trees that came down left stumps behind. They do still need to be removed, Mr. Plizga will find someone to do the removal. More trees may come down in the future, need to figure out which ones and what can be done?

Weed control – Can be Metro or HOA depending where it is. Mulch vs. gravel. Will discuss on the Metro side.

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Discussion about past due HOA dues. There is a payment plan policy in place that is being followed. Ms. Nicholson will provide the list for the board members.

Short term rentals were discussed. Director Acosta stated that the rules for Two Rivers state that under 3 months is considered a STR.

Accounts Payable

The Board reviewed the April through June 2022 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to ratify the April 2022 through June 2022 accounts payable lists as presented.

Financial Statements

The May 31, 2022 financials were presented by Ken Marchetti. Mr. Marchetti stated the “**water tax**” (other projects on financials) collected through the property taxes, the HOA Board may want to remove this tax in 2024 when property taxes will increase based on current property values. The HOA Board will need to decide on this at some point.

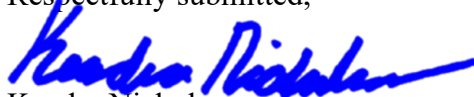
After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to accept the Association’s May 31, 2022 financial statements as presented.

Adjournment

There being no further matters for discussion, the meeting was adjourned by Director Acosta at 7:54 p.m..

Respectfully submitted,



Kendra Nicholson

Recording Secretary for the Meeting