

---

# RECORD OF PROCEEDINGS

---

## MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. MARCH 9, 2023

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.

**ATTENDANCE**      **The following directors were present and acting:**

- Esgar Acosta (via Phone)
- Chris Delsordo

**Absent and excused:**

**Also in attendance were:**

- Kendra Nicholson, Recording Secretary for the meeting
- Ken Marchetti, Marchetti & Weaver
- Craig Plizga, Community Operations Manager
- Nancy Andresen, Resident
- George Maddalone, Resident
- Tom Behrens, Resident

**Call to Order**      The meeting of the Executive Board of the Two Rivers Homeowners Association was called to order on March 9, 2023 at 6:10 p.m., noting a quorum was present.

**Addition  
To the Agenda**      Director Delsordo stated he would like to add an agenda item to discuss giving allowances during summer months for RV's and trailers to residents..

**Minutes**      The Board reviewed the June 29, 2022 minutes included in the packet, there were suggested edits to correct typing errors and, upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the June 29, 2022 Minutes of the Board of Directors with suggested edits.

**Operations  
Manager  
Report**      Craig Plizga, Operations Manager Report:

- He is in the process of trying to get reimbursement from Garfield County for the damages caused by the high-speed chase that ended in Two Rivers;

---

# RECORD OF PROCEEDINGS

---

---

Two Rivers Homeowners Association Board of Directors Meeting March 9, 2023

---

- He reported the plowing contractor has been showing up earlier than the former company did;
- He reviewed the planned Community Center improvements;
- There was a discussion about the summer clean up, it was decided to do two days, one in July and another in September
- He is continuing to look for a contractor to help with the expansion of the mailboxes;
- Disabled vehicles removal was suggested as the next compliance issue to address.

## **Board Member Interest**

Residents that expressed interest in serving on the HOA Board and who are in attendance are Tom Behrens, George Maddalone & Nancy Andresen. As there are currently three vacancies, the current Board members agreed to add three Board members with the following term expirations:

Tom Behrens & Nancy Andresen Terms expiring 2024  
George Maddalone Term expiring 2025

And to reiterate the other Board members terms, Esgar Acosta's term expires in 2023 and Chris Delsordo's term is up in 2025

By motion duly made and seconded it was unanimously

**RESOLVED** to approve the addition of the new Board members with the term expirations listed above

## **Annual Meeting And Homeowner Interest**

There was a Board discussion about how to go about getting the word out for the annual member meetings. Tom suggested having block leaders that would reach out to designated areas within the HOA. The hope is to get more owners to the annual meetings and more resident involvement in the HOA. There was also a discussion about possibly having more community outreach events over the course of the year.

## **Recreational Vehicles Allowed in Resident Driveways**

Director Delsordo suggested the Board consider allowing recreational vehicles to be parked in driveways between Memorial Day and Labor Day with a clear understanding that on-street parking would be prohibited. Mr. Marchetti said the current covenants may not allow that and it likely will

---

# RECORD OF PROCEEDINGS

---

---

Two Rivers Homeowners Association Board of Directors Meeting March 9, 2023

---

require an amendment to the covenants which is very difficult. Director Acosta suggested if there is an option available for the Board to make the changes without an approval of the full membership, this would be the preferred option. He also stated that it does become harder to get residents to remove the vehicles once it has been allowed. Director Acosta stated that assigning block leaders and getting proxy statements from residents are both good ideas for getting a quorum at the next annual member meeting. This subject will be tabled for a future meeting.

## **Financial Statements**

The December 2022 year-end financial numbers and the January 31, 2023 financial statements were both presented by Mr. Marchetti. He pointed out that the community has the option in 2024 to purchase the community park that is currently being leased. Director Acosta stated that the Metro District has discussed putting in playground and or workout equipment on the park at some point in the future. He also explained the history of the discussion about the park so far. After discussion and by motion duly made and seconded, it was unanimously

**RESOLVED** to accept the Association's December 2022 year end and January 31, 2023 financial statements as presented.

## **Metro District Board**

Mr. Marchetti mentioned there is a vacancy on the Metro District Board if any homeowners are interested in serving on that Board. Director Behrens stated he'd be interested.

## **Account Payable**

The payables were presented by Mr. Marchetti, including the February payables with the Metro District annual reimbursement.

The Board reviewed the October 2022 through February 2023 accounts payable lists and by motion duly made and seconded it was unanimously

**RESOLVED** to ratify the October 2022 through February 2023 accounts payable lists as presented, including the Metro District annual reimbursement

## **Adjournment**

There being no further matters for discussion, the meeting was adjourned by Director Acosta at 7:27 p.m..

---

# RECORD OF PROCEEDINGS

---

---

Two Rivers Homeowners Association Board of Directors Meeting March 9, 2023

---

Respectfully submitted,

Kendra Nicholson  
Recording Secretary for the Meeting