
RECORD OF PROCEEDINGS

ANNUAL MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

December 7, 2022

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:

- Esgar Acosta (President)
- Chris Delsordo (Director)
- Mandy Brinker
- Kristen and Duncan Hamilton
- Adelaida Gonzalez
- Kelli Adrian
- Tyson Ivie
- Christine Stahl
- Alexa Hill
- Misty Lawrence
- George Maddalone
- Adam Montgomery
- Will Brown
- April Buskirk
- Glen and Karen Tripp
- Tom and Tammy Behrens
- Rocio Perez
- Marta Schiecht
- Sirom Sheffield

Also in attendance were:

- Ken Marchetti, C.P.A.
- Kendra Nicholson, 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 December 7, 2022 at 6:00 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 November 16, 2022, 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 discussed was maintained for documentation purposes.

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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 so a quorum was not represented at the meeting. Those in attendance agreed to hold an informal meeting recognizing that no formal action can be taken.

Minutes

The Board reviewed the November 9, 2021 Annual Member Meeting Minutes. Those present agreed the minutes accurately reflected the results of the meetings.

2022 Financials/ 2023 Budget

Mr. Marchetti reviewed the financial statements for the interim period ending September 30, 2022 and the 2023 budget noting the assessments will be staying at \$75 per month. He reviewed the expenses which have been increasing on an annual basis with inflation and as the number of units in Two Rivers increases. Mr. Marchetti also went over briefly the difference in the HOA vs. the Metro District and what each covers. Following discussion, Mr. Marchetti noted the 2023 budget had been approved by the Board of Directors, and explained that the budget stood as adopted unless it was vetoed by the members.

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 by appointment. The board members requested feedback from the members in attendance on anyone interested in serving on the Board.

No other community members expressed an interest in serving on the Board. The Board will consider these vacancies at the next Board meeting. For recording purposes, the current term limits of the Board are as follows:

Chris Delsordo	Term Expiring 2022
Esgar Acosta	Term Expiring 2023
Misty Lawrence	Term Expiring 2024
Vacant (Karen Funnelle)	Term Expiring 2024
Vacant (Alexa Hill)	Term Expiring 2025

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**Community
Update**

Craig Plizga presented a list of Metro District projects that were completed in 2022, projects that are ongoing and projects scheduled for the future. He 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.

**HOA vs.
Metro
Responsibilities**

Mr. Marchetti spoke about how an HOA can help maintain the upkeep and appearance of common areas and individual properties which in turn will help to keep the values as high as possible.

Public Input

None.

Adjournment

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

Respectfully submitted,

Kendra Nicholson
Recording Secretary for the Meeting