
RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. MARCH 23, 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

Absent and excused:

- Chris Delsordo
- 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 March 23, 2022 at 6:03 p.m., noting a quorum was present.

Minutes

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

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

The Board reviewed the November 9, 2022 minutes included in the packet and no one had any changes to add

Operations Manager Report

Craig Plizga, Operations Manager, reported on several projects going on throughout the community. Room rentals are busy. Gym memberships are down a bit. Gym equipment will get a maintenance review and maintenance/replacement schedule. Pool shades are scheduled for delivery in April. Walking Mountains is no longer doing the nature walks or the Magic School Bus. Dance class is back through the end of May. Food bank

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continues on Thursdays. Churro truck is scheduled to come every other Friday. Regarding the location of the truck, the Board requested that they park down further. A local home school group is using the community center once a month for school activities. New trees are scheduled for planting this spring when weather permits. There was discussion of a potential church group using the community center and discussion about the Division of Wildlife interest in managing the fish species and population. Mr. Plizga also reported on the possibility of kayak or water safety classes.

Other Business

Director appointments. Since there was not a quorum at the last annual membership meeting, directors were not elected at that meeting and the Board appoints directors to fill the vacancies. It was noted that Chris Delsordo's board term is up in 2022. By motion duly made and seconded, it was unanimously

RESOLVED to appoint Karen Funnelle and Misty Lawrence to Board seats ending in 2023 and Esgar Acosta and Alexa Hill to Board seats ending in 2024.

Officer positions will be elected at the next meeting the board.

Design Review Board

DRB has no specific rules about adding a second story but the Board needs to approve the plans and specs. Other requirements will be as specified by the County and determined as a part of the building permit process.

Covenant Enforcement

Mr. Plizga in in the process of looking for a Covenant Enforcement Officer.

Accounts Payable

The Board reviewed the April 2022 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 December 31, 2021 financials were presented by Ken Marchetti. After discussion and by motion duly made and seconded, it was unanimously

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RESOLVED to accept the Association's December 31, 2021 financial statements as presented.

The February 28, 2022 financials were presented by Ken Marchetti. After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to accept the Association's February 28, 2022 financial statements as presented.

**Spring
Member
Meeting**

The board was asked if they want to hold a general membership meeting in the spring. The Board decided to postpone for now and stay with the annual fall meeting.

Adjournment

There being no further matters for discussion, the meeting was adjourned

Respectfully submitted,

Kendra Nicholson
Recording Secretary for the Meeting