
RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. March 31, 2021

A meeting of the Board of Directors of the Two Rivers Homeowners Association, Inc. was duly called 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
- Chris Delsordo
- Christina Rudow

Also in attendance were:

- Meghan Hayes, Recording Secretary for the meeting
- 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 31, 2021 at 6:05 p.m., noting a quorum was present.

Consideration of Agenda There were no additions to the agenda.

Minutes The Board reviewed the October 5, 2020 minutes included in the packet and, upon motion duly made and seconded, it was unanimously

RESOLVED to approve the October 5, 2020 Minutes of the Board of Directors.

The November 10, 2020 Annual Member minutes were also included in the packet for the board to review. No action was taken and they will be submitted at the 2021 Annual Member Meeting for review and approval from the community.

2021 Proposed Meeting Calendar A proposed meeting calendar was included in the board packet. After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to accept the proposed meeting dates of June 23rd, September 22nd and December 15th.

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Operation Managers Report

Craig Plizga, Operations Manager, reported that no trespassing signs have been installed by the lakes and dog waste stations have been placed throughout the community. He reported that we are working with Visionary Broadband to get service into the Community. We are anticipating opening the pool this summer but we will continue to follow county health orders. With regards to safety issues in the community, he reported that a flashing cross walk is being installed at the entrance circle to the bus stop then another potential cross walk further west on Buffalo. He is also looking into ways to get more light along Buffalo. It could be more street lights or adding bollards or even as simple as switching out the lighting fixtures. He is working with MH Lighting Design on the best solutions.

There was discussion about what steps could be taken to get the gym open. A reservation system was suggested. Mr. Plizga will be looking into how to get that set up and running.

Weed Mitigation Proposals

Ms. Hayes prepared a summary of the proposals we received for a Weed/Fertilization program. All Turf Masters was clearly the cheaper option over Fresh Mtn Lawns. After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to accept the All Turf Masters proposal.

Brainstorming- How to improve The Community

Ms. Hayes and Mr. Plizga had a meeting a few weeks prior to this meeting to think of ideas that could enhance the Community. There were 6 categories: Safety, Cleanliness, Parking, Community Togetherness, Responsible Pet Ownership and Weed Mitigation. The response was very positive about all of the ideas that were included in the board packet. Ms. Hayes and Mr. Plizga will continue to work on the projects listed and will continue to inform the community of what steps are being taken. Ms. Hayes notified the community that the parking lot idea around the soccer field has been completely taken off the table and that the District is looking into putting a couple of spots on the west end of the community near the waste station. This way there is guest parking on both ends of the community then one central lot on Bass.

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In addition to the Community Clean Up that will be held twice this year, it was suggested a Community Wide Yard Sale be held. There was consensus on that being a great idea.

Community members brought up the idea about creating a Community Watch Program due a graffiti incident that occurred in 2020. There was some discussion about potentially hiring an off-duty police officer but that there could potentially be a cost issue. Craig said he would look into it as he had a person he thought may be interested. The Community discussed whether or not if signs being put up stating that there is a Community Watch Program would be helpful.

Accounts Payable

The Board reviewed the October 2020 through March 2021 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to ratify the October 2020 through March 2021 accounts payable lists as presented.

Financial Statements

The December 31, 2020 and February 28, 2021 financials were included in the Board Packet. By motion duly made and seconded it was unanimously

RESOLVED to accept the Association's December 2020 and February 2021 financial statements as presented.

Adjournment

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

Respectfully submitted,

Meghan Hayes

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Recording Secretary for the Meeting