
RECORD OF PROCEEDINGS

SPRING MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

APRIL 28, 2021

A meeting of the members of the Two Rivers Homeowners Association, Inc. was duly noticed and called via virtual Zoom meeting, 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)
- Heidi Krzebietke
- Miranda Brinker
- Judith Medina & Sirom Sheffield
- Alexa Hill
- Enrique Felix
- Karen Funnelle
- Koren O'Neill
- Misty Lawrence
- Matt Vasquez
- Tyler Buscemi
- Chris Blackstock
- Jose Hernandez
- Kelli Adrian
- Rocio Perez
- Tania Fitzgerald

The Following Directors were absent:

- Christina Rudow
- Mike Pearson

Also in attendance were:

- Ken Marchetti, C.P.A.
- Meghan Hayes, Recording Secretary for the meeting
- Craig Plizga, Community Operations Manager

Call to Order

The spring member meeting of the Two Rivers Homeowners Association was called to order on April 28, 2021 at 6:02 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 April 6, 2021, to all members of the Association. In the absence of a quorum, no official

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action can be taken at the meeting but the meeting was conducted and this record of items discuss was maintained for documentation purposes.

Declaration of Quorum

Mr. Marchetti 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. Mr. Marchetti noted that 15 of 52 required lots were represented either in person or by proxy 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.

Design Review Request Procedures

Esgar Acosta, Board President, explained what the proper procedures are for Design Review Requests. He began with how to locate the documents required for DRB. They are all located on the Design Review page on our website, www.tworivershoa.com. He pointed out the Design Guidelines link to show what is required for each request (Fencing, Driveways, sheds etc.) He also explained how you should always be contacting Colorado 811 before you dig especially when doing any work inside of the Utility Easements, which is allowable as long you sign an Encroachment agreement. Encroachment Agreements basically say it is the homeowner's responsibility for all costs related to anything that happens either while building into the easement of if the utility company needs to do work.

Mr. Acosta did point out that the HOA is now allowing full cement pads for driveways. When planning on using these, you must ensure that there is proper drainage and prefers that you engage a professional for their opinion.

Exterior Painting

All pre-approved painting colors are listed on the Design Review page of the website, listed above. If you are using any of these colors, you do not need approval from the Board. If you want to use a color that is not listed, you must submit a formal request to the board. We ask that you paint a color swatch on your house as it just showing a color card does not always translate. We do ask that you try to use colors that are going to fit in with the style of the entire community.

Public Input

Alexa Hill asked about what the procedures are for making improvements to the existing driveway and if a survey was needed. Mr. Acosta notified her that she did not but that she should notify Meghan Hayes.

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Terry & Chris Blackstock has a question about the sheds and if it had to be on cement or skidsters. Mr. Acosta asked a clarifying question about the setbacks. If you are going to put a shed in the utility easement, it should not be a structure so using skidster's would be recommended.

Rocio Perez at 161 Haymaker Loop complained about the water shut off lid right in front of the steps to her house. She uses a mat to cover it so that no one trips on it. She has requested it be moved in the past but nothing has ever been done about it. Mr. Acosta offered to come by the house to check it out.

Board Vacancies

Ms. Hayes discussed that since there was not a quorum of members, an official vote to appoint community members to the vacancies will not occur but that she will take feedback from the community and the Board will make appointments at the June 23, 2021 Board meeting.

Two Community Members relayed their interest in joining the HOA Board. Karen Funnelle and Judith Sheffield. They each described the reasons why they felt they would be a good board member.

Adjournment

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

Respectfully submitted,
/s/ Meghan Hayes
Meghan Hayes
Recording Secretary for the Meeting