
RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. JUNE 23, 2021

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
- Chris Delsordo
- Christina Rudow

Also in attendance were:

- Judith Medina
- Rocio Perez
- Karen Funnelle
- CJ Jarecki
- Cathryn Reynold
- Meghan Hayes, 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 June 23, 2021 at 6:06 p.m., noting a quorum was present.

Consideration of Agenda A presentation from the CO Parks & Wildlife was added as the first order of business.

CO Parks & Wildlife Representatives from the CO Parks & Wildlife presented a report on the status of the fish in our lakes. They made suggestions on which types of fish they would like to stock our lakes with (Yellow perch, Bass, Croppie) and which fish should be removed as they are an invasive species (Northern Pike and Small Mouthed Bass). CO Parks & Wildlife will be working with the Metro District on this project.

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Minutes The Board reviewed the March 31, 2021 minutes included in the packet and, upon motion duly made and seconded, it was unanimously

RESOLVED to approve the March 31, 2021 Minutes of the Board of Directors.

**Operations
Manager
Report**

Craig Plizga, Operations Manager, reported on several projects going on throughout the community. Dog Waste stations have been placed strategically throughout the community and are being used regularly. The pool opening was delayed due to an issue with the boilers. Everything has worked out and the pool is open and experiencing a high usage. The 2nd community trash day is schedule for the upcoming weekend and he reported the 1st one went much better than last year.

**Carson Patterson
Introduction**

Craig Plizga introduced Carson Patterson, Assistant Community Manager. Carson has background in law enforcement and property management. He will be leading the Covenant Enforcement efforts for the community.

**Covenant
Enforcement
Priorities**

The Board discussed some of the most common violations that are seen throughout the community. After discussion, the Board directed Mr. Patterson to focus on the top four types of violations: Trash, Parking, Dead Grass and Unleased Dogs

**Community
Events**

Craig Plizga and Meghan Hayes suggested that the HOA consider sponsoring an end of summer picnic for the community. The Board directed them to do some more research and report back.

**Pool
Rules &
Regulations**

Craig Plizga reviewed the current pool rules that are outlined on signs located at the Pool.

**Accounts
Payable**

The Board reviewed the April 2021 through June 2021 accounts payable lists and by motion duly made and seconded it was unanimously

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RESOLVED to ratify the April 2021 through June 2021 accounts payable lists as presented.

**Financial
Statements**

The May 31, 2021 financial statements were presented by Ken Marchetti. After discussion and by motion duly made and seconded, it was unanimously

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

Adjournment

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

Respectfully submitted,

Meghan Hayes
Recording Secretary for the Meeting