
RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. OCTOBER 26, 2023

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 and via an online Zoom meeting.

ATTENDANCE **The following directors were present and acting:**

- Esgar Acosta
- Chris Delsordo
- Nancy Andresen

Absent and excused:

- Tom Behrens

Also in attendance were:

- Ken Marchetti, Marchetti & Weaver
- Magdalena Gembal, Recording Secretary for the meeting (Zoom)
- 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 October 26, 2023 at 6:09 p.m., noting a quorum was present.

Consideration of the Agenda There were no changes to the agenda.

Minutes The Board reviewed the March 9, 2023 minutes included in the packet, and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the March 9, 2023 Minutes of the Board of Directors.

Operations Manager Report

Craig Plizga presented his Operations Manager Report:

- Sprinkler blowout is in progress, marking completed houses with green tape.
- Fresh Mountain Lawns replaced mulch along Buffalo Blvd and the entrance.
- Double M Asphalt performed crack sealing in the neighborhood and seal coated Buffalo Blvd, Kokanee Lane, and the community center parking lot, planning to seal coat the loops next year.

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- Parking spots at the community center were repainted after seal coating.
- Rocky Mountain Custom Landscaping was selected for snow removal.
- The pool closed in the second week of September, with an overall decent season. It has been winterized, including the pumps, filters, and boilers.
- Summer activities, like the seed-to-feed class and church activities, went well.
- Mira's monthly art class continues with around 10 attendees each time. Mira's bus and art class continue, focusing on seasonal events. A ballet class and food bank continue to operate. Talks with the Gypsum library for a story time class are ongoing.
- Trash week faced challenges with roll-off availability.
- Covenant enforcement has been slower than expected. Around 20 violations were issued for the worst yards. Some yards lack grass but don't have parking violations. About half of those who received warnings made improvements, while two have done nothing but promised to. These will be a greater focus for next summer.

Review of DRB Process

Ms. Gembal highlighted the ongoing challenges within the DRB, citing the absence of clear guidelines and communication delays, and suggested considering outsourcing. Director Acosta acknowledged the historical difficulties in this process and traced the DRB's evolution from handling fence and home paint requests to addressing parking and driveways. He also emphasized the parking limitations, allowing only three parking spots. Enforcement has become problematic, with many individuals making upgrades without board approval. To address these issues, new guidelines may be needed for the potential outsourcing of the DRB process.

Consider Updating HOA Policies

Mr. Marchetti highlighted the necessity of implementing new HOA policies in accordance with the recent legislation, HB22-1137. To initiate this process, Marchetti and Weaver will contact Altitude Community Law to commence the proposal's drafting for subsequent review and approval. After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to proceed with updating the HOA policies in accordance with the requirements of HB 22-1137 with a maximum cost of \$2,000 through a law firm recommended by Marchetti and Weaver.

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Other

It was announced that on November 16th, a visit from Mira has been scheduled within the community to facilitate sign-ups for OmniSalud, providing affordable health insurance plans for undocumented Coloradans.

Board Member Discussion

Conversations centered around resolving the issue with the lights, with the acknowledgment that this falls under the jurisdiction of the Metro District, and suitable fixtures are hard to find.

Director Andresen inquired about locating and potentially altering the drainage behind her residence, and Mr. Plizga will explore this matter.

Additionally, Director Andresen raised the possibility of installing Christmas lights, but the board opposed this idea due to associated costs.

There was mention of the repair of PO Boxes, but no one has been found to provide covers for them.

Director Andresen also inquired about the feasibility of installing bear-proof trash cans. Director Acosta pointed out that the HOA's declaration and bylaws prohibit the placement of trash cans outside enclosed areas.

Account Payable

The Board reviewed the March 2023 through October 2023 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to ratify the March 2023 through October 2023 accounts payable lists as presented.

Annual Member Meeting

The date for the annual member meeting has been established as Wednesday, December 6th, 2023, at 6 pm at the Community Center.

Financial Statements

Mr. Marchetti presented the financial statements as of September 30, 2023, highlighting the consistency of income revenues and of larger expenditures.

2024 Budget Discussion

Mr. Marchetti introduced the initial 2024 budget, suggesting a \$5 increase in the monthly assessment to \$80. He also mentioned the reimbursement for the Two Rivers Metropolitan District for shared costs, which included Mr.

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Plizga's salary and benefits. Additionally, discussions revolved around the planned purchase of the community park by the Metro District.

Director Acosta expressed concerns about raising assessments, considering the recent increase in property taxes and its potential impact on owners. However, it was agreed that this issue should be revisited in the future, primarily due to inflation considerations. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2024 budget without raising the monthly assessments.

Adjournment

There being no further matters for discussion, the meeting was adjourned by Director Acosta at 7:36 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting