
RECORD OF PROCEEDINGS

ANNUAL MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

November 9, 2021

A meeting of the members of the Two Rivers Homeowners Association, Inc. was duly noticed and called at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637, 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)
- Alexa Hill (Director)
- Karen Funnelle (Director)
- Kelli Adrian
- Cory Diss
- Adelaida Gonzalez
- Judith Medina & Sirom Sheffield
- April Buskirk
- Melinda Thie & Keith Wilson
- Jessica Montgomery
- Tammy & Tom Behrens

Also in attendance were:

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

Call to Order

The member meeting of the Two Rivers Homeowners Association was called to order on November 9, 2021 at 6:00 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 10/19/21, to all members of the Association. In the absence of a quorum, no official 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

Director Acosta 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 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.

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Minutes The Board reviewed the November 9, 2020 Annual Member Meeting Minutes as well as the April 28, 2021 Spring Member Meeting. Those present agreed the minutes accurately reflected the results of the meetings.

2021

Financials/ 2022 Budget

Mr. Marchetti reviewed the financial statements for the interim period ending September 30, 2021 and the 2022 budget noting the assessments will be staying at \$75 per month. He reviewed the expenses which have been increasing on an annual basis with inflation and as the number of units in Two Rivers increases. Mr. Marchetti also went over briefly the difference in the HOA vs. the Metro District and what each covers.

Following discussion, Mr. Marchetti explained that the 2022 budget had been approved by the Board of Directors and he explained that the budget stood as adopted by the Board unless it was vetoed by the members.

Election of Board Members

Since a quorum was not represented, a formal election of a board member could not be conducted and the procedure for Board vacancies under the bylaws is for the remaining Board members to fill the vacancy by appointment. The board members requested feedback from the members in attendance on anyone interested in serving on the Board. No other community members expressed an interest in serving on the Board. The Board will consider these vacancies at the next Board meeting. For recording purposes, the current term limits of the Board are as follows:

Chris Delsordo	Term Expiring 2022
Esgar Acosta	Term Expiring 2021
Karen Funnelle	Term Expiring 2021
Alexa Hill	Term Expiring 2021
Misty Lawrence	Term Expiring 2021

Community Update

Craig Plizga presented a list of Metro District projects that were completed in 2021, projects that are ongoing and projects scheduled for the future. He explained how HOA dues are used to help fund some of the recreational expenses such as the pool, community center and maintenance of trails/lakes/beaches incurred by the Metro District. He mentioned a plan to organize a Lake/Fish Committee to address issues such as water quality. There was a request to put in fruitless trees going forward since the fruit leaves behind a mess. Mr. Plizga said that is the plan for the trees to be planted going forward. The Board also plans to create an events committee,

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members expressed interest in continuing with more types of community events in the future.

**HOA Effects on
Property Values**

Mr. Marchetti spoke about how an HOA can help maintain the upkeep and appearance of common areas and individual properties which in turn will help to keep the values as high as possible.

Public Input

There was a discussion about how best to educate the community members on the rules and bylaws of the Association. Craig Plizga said that in addition to the Association documents being available to all members, the plan has primarily been to communicate on a case-by-case basis in person. It was also mentioned that the HOA Declarations is both online and given to new homeowners in paper form. Several attendees would like to see a system in place for a hand off of a condensed version of the rules/bylaws at all property sales closings. Director Acosta mentioned it may not be possible, but the board would look into it. There was no physical posting for the meeting and several members requested that that be done going forward for all general meetings. Craig stated that there is a plan to put up a new bulletin board this year and the meetings will be posted there going forward.

Adjournment

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

Respectfully submitted,
/s/ Kendra Nicholson
Kendra Nicholson
Recording Secretary for the Meeting