

TWO RIVERS HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

Two Rivers Community Room

October, 25 2018

5:30 P.M.

- 1) CALL TO ORDER:
The meeting was called to order by Luke Bray board president at 5:42 PM
- 2) ROLL CALL, QUORUM CONFIRMATION & WAIVER OF NOTICE:
Present:
- 3) 2017 Annual Meeting Minutes Approval:
Luke Bray motioned to waive the reading of the 2017 annual meeting minutes, Ann Levitt seconded and the motion carried unanimously.
A motion was made to approve the 2017 annual meeting minutes by David Beckaham, seconded by Sam Lewis and the motion carried unanimously.
- 4) FINANCIALS REVIEW-RATIFYING THE 19/20 BUDGET:
Balance sheet was reviewed; the HOA is currently showing a deficit of \$27, 768.86 due to the landscaping, irrigation, metro dues and management fees. The change was made to the landscaping for front yard care only to reduce the cost to the HOA.
Homeowners asked for clarification on the following:
 - Metro Allocation-The HOA pays back the Two Rivers Metropolitan District (TRMD or Metro District) for costs associated with maintaining the Community Center and other TRMD infrastructure that is used by the Two Rivers community
 - It was discussed that the HOA holds a tax exempt status for owners information
 - The allocation of dues was explained \$50 to operating and \$15 to reserves

- A more detailed breakdown of metro allocation was requested and an explanation of Metro responsibility was given.
- Budget was put in motion for approval. Corey Diss moved, Shelby Keys Seconded – Approved unanimously

5) NEW BUSINESS:
Community Parking

- There is no parking on the roads
- The roads are not only narrow, but parking is clearly limited at the current properties
- The county requires that an ambulance and fire engine can get down the roads in case of emergencies – hence, parking on the streets is not allowed
- Current enforcement for any vehicles parked on the streets, private property or otherwise breaking the rules could be stickered, booted and/or towed.
- For visitors and short term parking homeowners can go online to tworivershoa.com and register so that their guests/temporarily parked vehicles are not booted/towed
- Making one or more of the vacant lots into a parking lot
 - The HOA doesn't own those lots and they are zoned for residential use
 - The area/lot to the northwest of the roundabout is not an option. That area is owned by the Department of Transportation
- Additional parking options:
 - Available near the bridge at Dotsero Self-Storage
 - Available in the North Lot across the street for a fee (a shuttle is not offered)

Dogs

- Many community members have been complaining about the dogs and lack of clean up.
- All dogs must be on leashes at all times

Beavers

- Stacey Chase of Chase Wildlife had a question regarding relocation. Stacey's number is 970.524.5945.

Metro District

- Ernest mentioned Metro District is responsible for the pool, community room, street, street lights and paths. The association is under declarant control. Will reach out to lawyers once 75% (225 homes) is achieved.

Miscellaneous

- Dog waste stations: owners responsible for cleaning up dog waste.
- Complaints about yellow boot... faulty machine cause 2 ½ hour wait. Owners told to call Eugene to provide notification of guest vehicles.
- Parking spaces – as a PUD or planned unit development, there can be no more than 3 vehicles on site. Questions pertaining to 145 Salmon Loop and 108 Bluegill. Board contracted with booting company.
- Question over how often lights are tested, this is a Metro District responsibility.
- Petition against gas station space.
- Question about aeration added to landscaping contract. New homes concerns over irrigation.

General Comments:

6) ELECTION OF DIRECTORS:

7) ADJOURNMENT: 8:45 PM