

# Record of Proceedings

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## Minutes of the Annual Meeting of the Board of Directors of the Two Rivers Homeowners Association

July 9, 2015

The Annual Meeting of the Homeowners of the Two Rivers Homeowners Association was held at 5:00p.m., July 9, 2015, at the Two Rivers Metropolitan District Community Center at 80 Lake Shore Drive, Dotsero, Colorado, in accordance with the applicable statutes of the State of Colorado.

### Attendance

#### The Following Directors were present and acting:

- Mike Pearson – President (term expires 2017)
- Luke Bray – Vice-President (term expires 2018)
- John Dudey – Secretary/Treasurer (term expires 2016)

#### Also in attendance:

- Mark Zbrzezny, NAI Mountain Commercial
- KJ McEvoy, NAI Mountain Commercial
- 34 Residential Owners

### Current Board of Directors

- Mike Pearson – President. Term expires 2017
- Luke Bray – Vice-President. Term expires 2018
- John Dudey – Secretary/Treasurer. Term expires 2016

### Call to Order

5:00pm

### Approval of 2014 Minutes

N/A. First meeting of the Homeowners

### Financial Review

Balance Sheet:

- ~\$50,007 in the reserve, ~\$55,863 in operating

\$50,000 was moved from Operating to Reserves to establish a Reserves account

### Review of 2015 Budget

Collection of Reserves will begin in August 2015 at \$15 per property month. Operating dues will remain the same at \$50 per property month.

### Manager's Report

Many documents needed for the HOA to be aligned with CCIOA were presented and ratified at the first Two Rivers Board meeting. Those documents can be found on the HOA website:

[www.tworivershoa.com](http://www.tworivershoa.com)

Available on the website:

- Maintenance requests
- Pool & Gym signup
- Guest vehicle registration

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- Community Center event rental signup
- HOA legal info
- Coming soon...online Billpay

### Old Business

N/A. First meeting of the Homeowners.

### New Business

- Community Parking
  - Parking regulations are in the governing documents and were never enforced. Management is now enforcing them
  - Reasons, Rules and Regulations:
    - 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
    - Vehicles of any kind may not park on vacant lots – this is private property
    - ATV use on the streets is illegal and the sheriff will be contacted to address anyone breaking this law
    - ATVs are not permitted on the land around the lake.
  - Enforcement:
    - Enforcement is difficult due to a lack of HOA funding for a full-time, on-site manager to constantly patrol. HOA is working with another company to help with monitoring and enforcing the parking rules
    - Management encourages homeowners to report any parking violations
    - Current enforcement for any vehicles parked on the streets, private property or otherwise breaking the rules could be stickered, booted and/or towed.
  - Short-term solutions:
    - For visitors and short term parking homeowners can go online to [tworivershoa.com](http://tworivershoa.com) and register so that their guests/temporarily parked vehicles are not booted/towed
  - Long-term solutions/suggestions regarding parking:

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- Making the roads one-way to allow for parking on the streets
  - Has to be discussed with TRMD
- 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 and the HOA most likely cannot rent that from them
- Two (2) hour limit before penalized is difficult because those monitoring parking are volunteers and it takes a lot of time to continuously do rounds of the neighborhood to track who is violating a two-hour time limit rule.
  - This is why the website [www.tworivershoa.com](http://www.tworivershoa.com) has a short-term registration section.
  - Many communities must register their guests' vehicles.
- 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)
    - It was mentioned that vandalism has been an issue at that lot but the owner of the lot has added cameras and a coded gate.
- Dogs
  - Many community members have been complaining about the dogs
  - All dogs must be on leashes at all times
- Bus Service
  - ECO transit is being pushed to bring bus service to Two Rivers Village/Dotsero
  - Josh Farmer has sent letters to ECO transit and suggested that TRV homeowners send an email to ECO as well, expressing their interest in public transportation
- Landscaping
  - New landscapers in the community have resulted in many complaints

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- Property management urges homeowners for feedback so any wrongdoings can be rectified
  - The website ([www.tworivershoa.com](http://www.tworivershoa.com)) is the best place to submit maintenance request which can be sent directly to the landscapers.
- It is also urged that homeowners speak directly with the landscapers when available to resolve any issues while they are available
- Issues mentioned which will be discussed by property management with the landscapers:
  - Weeds not being addressed
  - Not picking up after themselves – leaving grass shavings, etc.
  - Request for additional gravel in alleyways
- Snowplowing
  - The current landscapers will also be completing the snow plow services for the 2015 – 2016 winter
  - Property management has been made aware of the inadequacies of the previous snow plowing and will be addressing those this year, including:
    - Roads not plowed well or on-time
    - Sidewalks not addressed
  - Property Management urged again to use the website ([www.tworivershoa.com](http://www.tworivershoa.com)) to send any feedback about the snowplowing services at any time
- Community Center (Two Rivers Metro District owns this amenity)
  - Vandalism & Trespassing:
    - Vandalism & trespassing have been an issue at the Community Center (including the pool & gym)
    - New key card locks have been added throughout the Community Center
    - Cameras with monitoring are another new feature at the Community Center to further deter vandalism and trespassers
  - Renting the Community Center for events is available via the TRV HOA website: [www.tworivershoa.com](http://www.tworivershoa.com)
- Pool & Fitness Center/Gym (Two Rivers Metro District owns these amenities)
  - Signing up for the pool is available on the website ([www.tworivershoa.com](http://www.tworivershoa.com))
    - Signing up is necessary to receive a key card to access the pool
    - The pool heater is fixed

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- Management was asked to get a net or other kind of tool to get things out of the pool that may need to be removed
  - Signing up for the fitness center/gym is available on the HOA website
    - The gym will be re-opened shortly
    - Due to vandalism, new floors, equipment and a TV have been updated in the gym
    - There is a fee associated with gym use for \$10 per month (this amount is subject to change)
- Boat Usage / Boat Ramps:
  - There was boat usage offered around Two Rivers Village that were available in the past but the person that was doing that is no longer offering that amenity.
  - Boat ramp at the end of Rainbow Circle was used by Alpine Quest through the Metro District as this is Metro District property.
  - Private Kyakers or anybody else that has not been given permission to cross commercial property on the east side of the community to access the water are trespassing and that's not going to continue.
- TRMD
  - Two Rivers Metro District is a quasi-government (with certain restrictions) that own and maintain:
    - The streets in Two Rivers Village and Two Rivers Estates
    - The Community Center and pool
  - The way to get in touch with the Metro District for questions pertaining to Metro property is through HOA managers. The HOA website can be used for these types of questions in the same area where maintenance requests are made.
    - [www.tworivershoa.com](http://www.tworivershoa.com)
  - Management was informed that mosquitos around the lake are getting bad again. More spraying will be scheduled.
    - Question presented as to whether the weeds around could be cut to prevent the bugs from coming back. This is a Metro District expense so it can be brought to the Metro District for review, but the HOA cannot provide an answer.
  - 
  - Streets – improved lighting requested
    - Management will need to bring this to the Metro District and see if it can be budgeted into the Metro's budget.

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- Budget & Financials
  - A homeowner thought the budget should be approved by the HOA/community.
    - It was explained that the Budget is approved by the Board of Directors which represent the best interests of the community.
  - \$50,000 of the HOA operating money was moved to a reserve account as reserves were not being tracked correctly in previous years. It is hoped that over the next three years, that reserve account will be increased to \$150,000.
- HOA Meetings
  - It was asked when the next meeting would be. Management said the fall of 2015 maybe an option but that can't be confirmed.
  - Meetings will be held at least one time per year, if not more.
  - Feedback to the management team should be given as issue arise, not just at HOA meetings. Homeowners are encouraged to use the TRV HOA website to submit maintenance requests and as well as feedback.
- Available on the Two Rivers HOA website:
  - [www.tworivershoa.com](http://www.tworivershoa.com)
  - Maintenance requests / community feedback
  - Community Center: events, pool & gym sign-up
  - Guest vehicle registration
  - HOA governing documents
  - Billpay (coming soon!)

### **Adjournment**

Motion to adjourn, seconded, it was made unanimously.