
RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. March 4, 2020

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, in accordance with the applicable statutes of the State of Colorado.

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

- Luke Bray
- Esgar Acosta
- Mike Pearson
- James Scott Harrison
- Christina Rudow

Also in attendance were:

- Ken Marchetti, C.P.A.
- Meghan Hayes, Recording Secretary for the meeting
- 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 March 4, 2020 at 6:03 p.m., noting a quorum was present.

Consideration of Agenda There were no changes to the agenda.

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

RESOLVED to approve the Minutes of the Board of Directors Meeting for January 7, 2020.

Policies & Procedures The Board reviewed the Collections Policy. They discussed the Pros and Cons of soliciting a Collections Agency to help with the most delinquent accounts. Upon motion duly made and seconded, it was unanimously

RESOLVED to engage Orten, Cavanagh & Holmes as a Collections Agency subject to their fees being reasonable.

The Board reviewed the updated Covenant Enforcement Policy. After discussion, and by motion duly made and seconded, it was unanimously

RESOLVED to approve the Covenant Enforcement Policy.

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The Board reviewed the updated Rules and Regulations. After discussion, and by motion duly made and seconded, it was unanimously

RESOLVED to approve the Rules and Regulations.

The Board reviewed the updated Design Guidelines. After discussion regarding driveway requirements, Director Acosta volunteered to do more research with respect to Eagle County requirements. This discussion will be on hold until more information can be obtained.

Covenant Enforcement Officer

The Board reviewed a proposal from Vail Valley Property Management for Covenant Enforcement services. After discussion, and by motion duly made and seconded, it was unanimously

RESOLVED to direct Meghan Hayes to engage and work with Vail Valley Property Management for Covenant Enforcement services.

Spring Member Meeting

The Board discussed the topics they would like to cover for the Spring Member meeting to be held on April 8, 2020.

HOA/Metro District Cost Sharing Agreement

The Board reviewed the updated Cost Sharing Agreement with the Metro District. Mr. Marchetti explained what expenses would be shared between the HOA and Metro District in a 50/50 split. After discussion, and by motion duly made and seconded, it was unanimously

RESOLVED to approve the Cost Sharing Agreement between the HOA and the Metro District.

AR Review/ Collections Process

Ms. Hayes provided the Board with a listing of delinquent accounts. She notified the Board the late letters were sent at the end of January and Demand Letters at the end of February.

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**Division of
Wildlife
Meeting Recap**

Mr. Plizga gave a re-cap of the meeting that was held with the Colorado Division of Wildlife. They are looking to work with Two Rivers Metro District on opportunities for fishery management at the three lakes. They suggested opening up the lakes to the public on a limited basis to be managed by requiring fishing licenses. The Board discussed the pros and cons to their proposals and decided that these were steps in the right direction.

**Accounts
Payable**

The Board reviewed the February accounts payable list and by motion duly made and seconded it was unanimously

RESOLVED to ratify the February accounts payable list as presented.

**Financial
Statements**

By motion duly made and seconded it was unanimously

RESOLVED to accept the Association's January 2020 financial statements as presented.

**Future
Meetings**

After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to set the 2nd Quarter Board meeting for June 23rd at 6pm

Adjournment

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

Respectfully submitted,

Meghan Hayes

Meghan Hayes

Recording Secretary for the Meeting