
RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. July 28, 2020

A meeting of the Board of Directors of the Two Rivers Homeowners Association, Inc. was duly called via virtual Zoom meeting, 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
- Christina Rudow

Also in attendance were:

- Chris Delsordo, Resident
- 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 July 28, 2020 at 6:05 p.m., noting a quorum was present.

Consideration of Agenda Ms. Hayes requested that a discussion regarding Landscaping be added to the Policy and Procedures section of 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 meetings for March 4, 2020, March 26, 2020 and June 23, 2020.

Board Vacancy Director Harrison submitted his resignation creating a vacancy on the Board. Homeowner Chris Delsordo submitted a letter of interest which was submitted in the board packet for the Board to review. Mr. Delsordo introduced himself at the meeting. After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to appoint Chris Delsordo to the Board for a term to end at the next member meeting.

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Design Review:

62 Rainbow

Variance Request

At the last Board meeting the Board and Mr. Marchetti discussed using a standard encroachment agreement that permits property owners to construct fences in the utility easements if the owner assumes 100% responsibility for all costs related to construction in the Utility Easement and acknowledges that the improvements may need to be removed by a utility provider in the future. A standard Encroachment Agreement was included in the board packet for review and final wording is being worked out with Brad Church, owner of 62 Rainbow. The Board requested that verbiage be added that states that any damage caused in the easement by the property owner will be repaired in a reasonable amount of time, especially those situations that affect the utilities in the community and surrounding neighbors. An updated agreement will be circulated to the Board for final approval.

Design Review:

Landscaping

Ms. Hayes suggested updating our Landscaping Policy to include a list of costs that are covered by the HOA and define what costs are the homeowner's responsibility. After discussion, the Board directed Ms. Hayes to move forward with those updates. The updated policy will be presented at the next meeting for review.

Covenant Enforcement

The Board discussed the growing problem of dirt bikes and ATV's in the community. There have been several complaints by homeowners recently. The Board discussed whether or not to follow the Gypsum Off Highway Vehicle rules which allows these types of vehicles to travel responsibly from their home to the trail heads or storage facilities. The Board wants to encourage responsible ownership of these vehicles instead of completely banning them in the community. Ms. Hayes was directed to create a public awareness campaign to inform the community about safe and approved practices.

The Board discussed the on-going issue with pet waste throughout the community. President Acosta suggested the HOA plan a community clean-up day related solely to the clean up of waste. He feels this type of event can help neighbors get to know one another and also serve as an educational tool. Director Rudow suggested that dog waste stations be installed in the

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community. Ms. Hayes was directed to look into the cost and report back to the Board.

Accounts Payable

The Board reviewed the March through July 2020 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to ratify the March through July 2020 accounts payable lists as presented.

Financial Statements

By motion duly made and seconded it was unanimously

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

Future Meetings

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

RESOLVED to set the 4th Quarter Board meeting for October 5, 2020 at 6pm

FURTHER RESOLVED to set the Annual Member Meeting for November 10, 2020 at 6pm

Adjournment

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

Respectfully submitted,

Meghan Hayes

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Recording Secretary for the Meeting