
RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. October 5, 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
- Chris Delsordo
- Christina Rudow

Absent and excused:

- Mike Pearson

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 October 5, 2020 at 6:05 p.m., noting a quorum was present.

Consideration of Agenda There were no additions to the agenda.

Minutes The Board reviewed the July 28, 2020 minutes included in the packet and, upon motion duly made and seconded, it was unanimously

RESOLVED to approve the July 28, 2020 Minutes of the Board of Directors.

Landscaping Policy The current Landscaping policy was included in the board packet for the Board to review. Ms. Hayes informed the board that she worked with Fresh Mtn Lawns and Mr. Plizga to prepare a cost responsibility analysis. To identify more clearly what is a homeowner cost vs. an HOA cost. After discussion and feedback from the Board, Ms. Hayes will work on updating the Landscaping policy before next spring based from the feedback received from the Board.

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting October 5, 2020

Covenant Enforcement:

Exterior

House Colors

The Board discussed some of the houses located in the community which are painted a color that is not on the approved colors list. There was discussion about researching additional colors that could be added to the list that will give homeowners more choices without having to ask the Board for approval.

Proper Trash Storage

Mr. Plizga pointed out that there has been a large amount of trash throughout the community. He feels this is stemming from the improper storage and use of trash containers. Some owners are over filling them and with wind, it results with the trash being strewn all around the community. Mr. Plizga is going to start walking the community on trash day and when he sees this happening, he will get in touch with the owner to educate them on proper trash storage.

Board Member Participation

Ms. Hayes reported to the Board that the agreement for covenant enforcement Vail Valley Property Management has been terminated. While we are in process of figuring out what the next steps are in enforcement, Ms. Hayes suggested that the Board participate in helping by talking with their neighbors when they see violations or delivering a violation warning notice. After discussion, the Board agreed to help Mr. Plizga with covenant enforcement.

Annual Member Meeting Agenda

Ms. Hayes presented a draft agenda for the November 10, 2020 Annual Member Meeting. The Board made some suggestions and Ms. Hayes will update the agenda accordingly.

Community Togetherness

Mr. Plizga suggested that the HOA create events that will bring the community together. Events like a "Nicest Decorated Porch" would engage the community and at the same time educate the community on our clean porch policy. Other events could be a field day for the kids in the community. The Board thought these were great ideas and fully support Mr. Plizga moving forward with organizing future events.

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting October 5, 2020

**Potential
Assistant
Community
Manager**

Ms. Hayes reported that the Metro District is looking into potentially hiring an Assistant Community Operations manager in 2021. It would be a part time position focused mainly on covenant enforcement but also acting as a back-up for Mr. Plizga. We are anticipating this position would primarily be a nighttime and weekend position so that there is a larger management presence.

**Accounts
Payable**

The Board reviewed the August and September 2020 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to ratify the August and September 2020 accounts payable lists as presented.

**Financial
Statements**

By motion duly made and seconded it was unanimously

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

2021 Budget

Mr. Marchetti presented the 2021 budget to the Board. He went through some key updates like the increase in HOA monthly dues from \$65 to \$75. He pointed out that the dues have been at \$65 since 2015 and that this increase really just represents an inflationary increase catch up. He also spoke about expenditures, noting that landscaping costs have been significantly increased, partially reflecting the increased number of homes but with other potential increases. He noted that Marchetti & Weaver will be working with Fresh Mtn Lawns to better understand this increase. After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to adopt the 2021 budget to be presented to the community at the Annual Member meeting.

**Future
Meetings**

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

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Two Rivers Homeowners Association Board of Directors Meeting October 5, 2020

RESOLVED to set the 1st Quarter 2021 Board meeting for March 24, 2021 at 6 p.m.

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