

# Two Rivers Homeowners Association

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**NOTICE IS HEREBY GIVEN** that a meeting of the Directors of the Executive Board of Two Rivers Homeowners Association will be via Virtual Zoom Meeting Monday, March 24, 2021, beginning at approximately 6:00 P.M.

Click here to join:

<https://zoom.us/j/93427289846?pwd=OWhhRmo2SINWT0dLSWZSWWhQeVZCZz09>

Call +1 346 248 7799  
Meeting ID 934 2728 9846  
Password 358336

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## AGENDA

1. Call to Order
2. Declaration of Quorum
3. Consideration of Agenda
4. Consideration of Minutes
  - a. October 5, 2020
  - b. November 10, 2020 Annual Member Minutes
5. New Business
  - a. 2021 Proposed Meeting Calendar
  - b. Operations Manager Report
  - c. Weed Mitigation Proposals
    - I. Fresh Mountain Lawn
    - II. All Turf Masters
  - d. Board Vacancies
  - e. Other Business
6. Board Member Discussion
  - a. Improving the Community- Brain Storming Ideas
  - b. Other
7. Action Items
  - a. Ratification of October 2020 – March 2021 Payables
8. Financial
  - a. December 31, 2020 Financial Statements
  - b. February 28, 2021 Financial Statements
9. Adjournment

## **DISTRIBUTION**

### Board of Directors

Esgar Acosta, President	Term expires 2021
Vacant, Vice President	Term expires 2021
Vacant, Secretary	Term expires 2022
Chris Delsordo	Term expires 2020
Christina Rudow, Director	Term expires 2022

### Other

Ken Marchetti, CPA, Association Manager  
Meghan Hayes, Recording Secretary  
Craig Plizga, Community Operations Manager

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# RECORD OF PROCEEDINGS

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## 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.

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# RECORD OF PROCEEDINGS

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

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## **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.

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

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**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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## RECORD OF PROCEEDINGS

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

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**RESOLVED** to set the 1<sup>st</sup> 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  
Recording Secretary for the Meeting

Subject to Approval

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# RECORD OF PROCEEDINGS

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## ANNUAL MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

November 10, 2020

A meeting of the members of the Two Rivers Homeowners Association, Inc. was duly noticed and called 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 property owners were present and acting:**

- Luke Bray (Director)
- Esgar Acosta (President)
- Chris Delsordo (Director)
- Heidi Krzebietke
- Adam Montgomery
- Jennifer LaFleur
- Kelli Ludwig
- Tracy Sommers
- Miranda Brinker
- Katie Ivie
- Starlyn Enamorado
- Judith Medina & Sirom Sheffield
- Shelby Keys
- Rachel Yandle
- Jason Leffler & Haley Keefe
- Shara Hopkins
- Alexa Hill
- Tanya Fitzgerald
- Starlene Bray
- Michael & Nancy Morales
- Enrique Felix
- Edna Palacios
- Koren O'Neill
- Michelle Sanders

#### **The Following Directors were absent:**

- Christina Rudow
- Mike Pearson

#### **The following property owners were in attendance by proxy:**

- Donald & Linda Gregory

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Two Rivers Homeowners Association Annual Member Meeting November 10, 2020

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**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 member meeting of the Two Rivers Homeowners Association was called to order on November 10, 2020 at 6:07 p.m., noting a quorum was not present. It was reported for the record by Director Acosta that proper notice as required by the Associations bylaws had been duly sent on October 21, 2020, to all members of the Association. In the absence of a quorum, no official action can be taken at the meeting but the meeting was conducted and this record of items discuss was maintained for documentation purposes.

**Declaration of Quorum**

Director Acosta reported that according to the Bylaws of the Association, the presence in person or by proxy of 20% of the votes entitled to be cast at such meeting shall constitute a quorum. Mr. Marchetti noted that 24 of 52 required lots were represented either in person or by proxy so a quorum was not represented at the meeting. Those in attendance agreed to hold an informal meeting recognizing that no formal action can be taken.

**Minutes**

The minutes for the November 14, 2019 Annual member meeting were distributed with the meeting packet. The members in attendance indicated that the minutes met their approval and adequately reflected the action taken at the meeting. In the absence of a quorum to approve the minutes, they will be carried forward for formal approval at the next meeting in which a quorum is present.

**2020  
Financials/  
2021 Budget**

Mr. Marchetti reviewed the financial statements for the period ending September 30, 2020 and the 2021 budget noting the assessments will be increasing in 2021 from \$65 per month to \$75 to reflect inflation since they were last increased in 2015. He reviewed the expenses which have been increasing on an annual basis with inflation and as the number of units in Two Rivers increases.

Mr. Marchetti then opened the floor for public comments:

**Public Input:**

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Two Rivers Homeowners Association Annual Member Meeting November 10, 2020

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Judith Medina at 60 Salmon Loop expressed a concern was about raising the budget for the landscaping. Many community members are not satisfied with the quality of service. There are also concerns with the weeds within the easements. Ms. Hayes addressed her concerns noting that the HOA is contracted through 2021 with Fresh Mtn Lawns but that the HOA will be assessing whether or not we will move forward with them beyond that.

Starlyn Enamorado at 161 Haymaker also has concerns with the landscaping service with respect to the leaves being blown all over her property, flowers being whacked and that weeds are taking over the entire property.

Shelby Keys requested that the community be notified next year when the HOA is in the process of rebidding the Landscaping contract. Ms. Hayes indicates she will notify the community through the Facebook page, newsletter and website.

Sirom Sheffield also had issues with the weeds being a large problem on his property as well as receiving better service for the increase in his dues. Both Ms. Hayes and Director Acosta said that is exactly what the HOA is working towards.

Jessica Montgomery asked about the role of the developers in these landscaping issues. Ms. Hayes informed her that she has been working with the developer on addressing landscaping issues that homeowners have had since the day of their closing on the purchase of their property. She offered to assist anyone with an issue with the developer if she is able.

Ms. Hayes referred to the Website, [www.tworivershoa.com](http://www.tworivershoa.com), where her and Mr. Plizga's contact information is listed on the home page.

Following discussion, Mr. Marchetti explained the veto process of the budget and since a quorum was not represented, announced that the 2021 budget stands approved as previously approved by the Association Board of Directors.

## **Election of Board Members**

Since a quorum was not represented, a formal election of a board member could not be conducted and the procedure for Board vacancies under the



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bylaws is for the remaining Board members to fill the vacancy by appointment. Mr. Marchetti recommended that a “Community Feedback” election be held to provide input to the Board regarding who to appoint at the next Board Meeting. Director Mike Pearson’s 3-year board term expires in 2020 and Director Delsordo was appointed in 2020 to fill the vacancy from James Scott’s resignation. The term for the vacancy created by Director Scott’s resignation will be for 2 years. Director Delsordo requested that he be considered for the 3-year term. Ms. Hayes and Mr. Marchetti spoke about what the role and responsibilities of a board member are. With no other community members coming forward, filling these Board vacancies will be an agenda item on the upcoming Board meeting agenda. For recording purposes, the current term limits of the Board are as follows:

Esgar Acosta	2018-2021
Luke Bray	2018-2021
Christina Rudow	2019-2022
Chris Delsordo (filled James Scott’s vacancy)	2019-2022
Mike Pearson	2017-2020

## **Metro District Update**

Ms. Hayes presented a list of Metro District projects that were completed in 2020, are ongoing and are scheduled for the future. She explained how HOA dues are used to help fund some of the recreational expenses such as the pool, community center and maintenance of trails/lakes/beaches incurred by the Metro District

### **Public Input:**

Starlyn Enamorado has concerns about the kids climbing and breaking the trees while waiting for the bus. Ms. Hayes encouraged the community to help with asking those kids to stop.

## **How to be a Good Neighbor**

To meet the statutory requirements to provide education regarding living in a common interest association community, Ms. Hayes presented items to help everyone be a good neighbor. She emphasized that everyone is different and to try to be understanding of those differences.

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## HOA Assessment Comparison

Ms. Hayes presented a comparison of assessments for other comparable communities in Eagle County. She pointed out that there are several communities that are paying more than Two Rivers but do not have any amenities.

### Public Input:

Tyson Ivie asked about Covenant Enforcement. Ms. Hayes reported that the Association had hired a Covenant Enforcement Officer this past summer but let him go due to performance issues. The HOA is determining what issues need to be immediately addressed and Mr. Plizga will be taking on this role until we are able to hire an assistant for him in 2021.

A community member brought up the issue with trash. Ms. Hayes notified everyone that Mr. Plizga is going to be educating owners on how to properly store their trash.

Heidi Krzebietke asked about how the Water is billed. Ms. Hayes went through the way the Metro District bills water through a tiered rate structure which she pointed out was a very common way for water districts. She also noted that the increase in fees is due to inflation to cover operational costs.

Alexa Hill is very concerned with the trash issue and is happy to hear that the HOA will be addressing this issue. She also had a question about the parking lot. She's concerned about cars and people speeding through the community and the proximity of the parking lot to the playground. Ms. Hayes will work with the County on traffic calming measures and will make sure we take into consideration the safety of the children in the community as the District moved through the parking planning.

Tyson Ivie shared his concerns with how dark the community is and the need for additional street lights. Ms. Hayes will look into the cost and benefits of adding additional lighting throughout the community.

Concerns were raised about truckers and cars using the community as a rest stop. Mr. Plizga had discussions with the Emergency team during the fires to allow them to use Two Rivers during the fires in

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the canyon. He said that occasionally he will have someone ask to use the facilities which he has allowed. The Board recognized that this is something that is hard to monitor but understand that it is a concern. We can use measures such as calling the Sheriff and CDOT to enlist their help.

**Adjournment**

There being no further matters for discussion, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,  
*/s/ Meghan Hayes*  
Meghan Hayes  
Recording Secretary for the Meeting

Subject to Approval

**Two Rivers HOA**  
**2021 Proposed Meeting Schedule**

**Month**

March

June

September

December

**Meeting**

Regular Meeting

Regular Meeting

Regular Meeting

Regular Meeting

**Date**

March 24, 2021

June 23, 2021

September 22, 2021

December 15, 2021

Jan-21						
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31						

Feb-21						
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Mar-21						
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Apr-21						
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May-21						
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Jun-21						
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Aug-21						
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Oct-21						
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Nov-21						
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Dec-21						
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26	27	28	29	30	31	

## March 2021 TRHOA Managers' Report

- Overall snowplow season was good. The big storm caused some issues early on, but the finished product seemed to leave most people satisfied, even some positive comments on Facebook.
- No trespassing signs have been placed by the two lakes. The signs are clear that the lakes are for resident use only, anyone using the lakes needs to be accompanied by a resident.
  - I have allowed non-resident bird watchers to continue using the lakes—it is a small friendly community.
- All three doggie stations are being used regularly, and have yet to be abused. I have a few more to be placed
  - Suggestions—
- Vision Internet will be providing Two Rivers with another high-speed internet option.
- The postman will be new as of April 12, the current contract holder of the route decided not to bid on the route.
- Working on getting everything lined up for the pool season with the assumption we will be open. Gate has been redesigned, and an emergency phone will be added to the exterior of the building. New filters in place, replastered pool, etc.
- Electrical projects on Buffalo.
  - We are going to add one flashing cross walk then a second later in the year on Buffalo. The first will be at the entrance by the traffic circle.
  - Looking into adding lights along buffalo that better cover both sides of the street. Possible motion sensitive bollards/ground level lighting on the loops.
- Walking Mountain continues to use the lakes and trails on Wednesday mornings. The Food Market uses the community center every Thursday evening—demand is slowing. Tuesday and Thursday nights, we host a middle school wrestling team. And the local Girl Scout Troop uses it one Sunday every month.
- The Mira bus comes the first Thursday of each month. On Thursday March 4<sup>th</sup> we hosted a vaccine clinic that was very well attended—the line followed the dirt lot all the way around a looping back in front of the mail boxes.
- More and more inquires about using the gym and renting the community room. Both are still basically closed due to current health orders.
- Fortius has moved their two rivers office into the community center.

**Two Rivers HOA  
Weed Mitigation Proposal Comparison  
2021**

	<u>All Turf Basic</u>	<u>All Turf Premium</u>	<u>Fresh Mtn</u>	<u>Fresh Mtn</u>
Number of Properties	261	261	261	261
Per Property Cost	\$ 15.00	\$ 20.00	\$ 44.96	\$ 42.15
Number of Applications	3	3	3	2
Total Cost	<u><u>\$ 11,745.00</u></u>	<u><u>\$ 15,660.00</u></u>	<u><u>\$ 35,200.00</u></u>	<u><u>\$ 22,000.00</u></u>

**From:** [Alex Koran](#)  
**To:** [Craig Plizga](#); [Meghan Hayes](#)  
**Subject:** Revised Lawn Program Two Rivers: Gets us a lot closer with only 2 Applications  
**Date:** Tuesday, November 3, 2020 1:51:51 PM

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## Fresh Mtn. Lawns & Irrigation

500 Homestead Dr. #3  
Edwards, CO 81632  
970-390-5859  
[Freshmtnlawns@gmail.com](mailto:Freshmtnlawns@gmail.com)

Fresh Mtn. Lawns & Irrigation Proposal for Two Rivers HOA Lawn & Weed Program for the 2021 Season: Proposal includes: Fertility/Weed treatment of all homes and easements/sidewalk areas in Two Rivers neighborhood.

Lawn Fertility Program: \$22,000.00.	Spring/Fall: 2 Applications
Native Weed Control:	Spring/Fall: 2 Applications
Non Turf Weed Control:	Spring/Fall: 2 Applications

Total Amount of Proposal: \$22,000

**From:** [Alex Koran](#)  
**To:** [Craig Plizga](#); [Meghan Hayes](#)  
**Subject:** Proposal Lawn Program Two Rivers HOA  
**Date:** Tuesday, November 3, 2020 1:04:01 PM

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## Fresh Mtn. Lawns & Irrigation

500 Homestead Dr. #3  
Edwards, CO 81632  
970-390-5859

[Freshmtnlawns@gmail.com](mailto:Freshmtnlawns@gmail.com)

Fresh Mtn. Lawns & Irrigation Proposal for Two Rivers HOA Lawn & Weed Program for the 2021 Season: Proposal Includes: Fertility/Weed treatment of all homes and easements/sidewalk areas in Two Rivers neighborhood.

Lawn Fertility Program: \$32,000.00	Spring/Summer/Fall: 3 Applications
Easement Weed Control: \$2,000.00.	Spring/Summer/Fall: 3 Applications
Non Turf Weed Control: \$1,500.00.	SpringSummer/Fall: 3 Applications

Total Amount of Lawn Program: \$35,200.00



**From:** [Vail Turf Masters](#)  
**To:** [Two Rivers Metro Manager](#); [Meghan Hayes](#)  
**Subject:** Re: 2 rivers bid  
**Date:** Thursday, March 18, 2021 2:10:24 PM

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Hi Craig,

Here are the numbers for two rivers

We can do the front yards at \$15/front yard. If there are toys or personal belongings on the yard, the yard will be skipped and treated the next round. At this rate we can't move anything on site.

Basic: \$15/per yard x 250 yards = \$3750 x 3 applications= \$11,250

Premium: \$20/per yard x 250 yards = \$5,000x 3 applications= \$15,000

We could add on non fenced backyards for \$15/backyard. We do not have a count of those, do you?

This is a package price and these prices can't be honored on an individual basis.

Thank you

On Mon, Mar 15, 2021 at 1:22 PM Two Rivers Metro Manager  
<[trmdoperations@gmail.com](mailto:trmdoperations@gmail.com)> wrote:

Hello Amy,

Today I will be in and out of the office all afternoon, tomorrow I should be in the office a majority of the morning.

If I am not available when Matt calls have him leave a message with his questions. He can also send me an email with the questions.

Craig

On Fri, Mar 12, 2021 at 10:40 AM Vail Turf Masters <[allturfvail@gmail.com](mailto:allturfvail@gmail.com)> wrote:

Hi Craig

I just left you a voicemail, I thought you and Matt discussed this in the fall. I will have Matt call you back late this afternoon if he's back in cell range or Monday.

Thank you

Amy

On Wed, Mar 3, 2021 at 12:27 PM <[trmdoperations@gmail.com](mailto:trmdoperations@gmail.com)> wrote:

Hello Vail Turf,

I am looking for a bid for the two rivers neighborhood. What I need is a fertilized and weed program for the houses of the neighborhood. We are thinking two applications. We would need every houses front yard and any back yards not fenced in.

## Two Rivers Metro District and HOA Brainstorming Ideas- How to make the Community Better

### Issues that concern the Community

1. Safety
  - Speeding
  - Icy Roads/Sidewalks/Snow Removal
  - Crossings
  - Lighting
2. Cleanliness- Trash
3. Parking
4. Community Togetherness
5. Responsible Pet Ownership
  - Dogs off leash
  - Dog Waste
6. Weed Mitigation

### Actions being taken by Management:

1. Safety
  - Speeding:
    - Installing temporary speed bumps
    - Installing a speed radar
  - Icy Roads/Sidewalks:
    - Working with Snow Plow Operator on more frequent trips
    - Installing cylinders with ice melt type of material throughout community
    - Hiring Teenagers in the Community to help with shoveling the sidewalks
    - Purchasing an ATV with a plow for Craig for events less than 2 inches
  - Crossings:
    - Creating one to the bus stop then determining whether we should put others along Buffalo
  - Lighting:
    - Work with Eagle County creating a plan to install more street lighting
    - Potentially adding pedestrian lighting (Bollards) throughout Community
2. Cleanliness- Trash
  - Code Enforcement of properties with improper trash storage- Imposing fines
  - Creating a Community Group interested in helping clean up- Metro District to pick up all costs for materials (i.e. gloves, trash bags, trash grabbers etc.)
  - Continue sponsoring the Community Trash Day-potential recycling event
  - Gauging Community interest in a Composting Program
  - If continued issue at a property- potentially buyind additional trash can for them
3. Parking
  - Increasing Guest Parking limit to 7 nights
  - Adding additional parking at the west end of the Community (near Waste Station)
  - Work with Stoneyard Distillery & Sage for long-term storage options of ATVs, Snow Mobiles, Trailors etc.
4. Community Togetherness
  - House/Porch decorating competitions (i.e. Christmas lights, 4th of July)
  - Hosting a summer picnic/field day for the kids
  - Community Christmas Tree that everyone can participate decorating
  - Creating a "Block of the month" contest- No boots given or lowest amount of violations
  - Pot Luck Dinners
  - Community Member of the Year- someone who really is stepping up and participating- Maybe give a month free HOA dues

## Two Rivers Metro District and HOA

### Brainstorming Ideas- How to make the Community Better

#### 5. Responsible Pet Ownership

Dog Stations have been installed throughout the Community

Potential Dedicated Dog Run/Play area

Encouraging the community to take pictures or videos and submit to HOA for violations/fines issued to irresponsible owners

#### 6. Weed Mitigation

Weed Warriors Program through Eagle County

#### 7. Health/Recreation

Encourage community members to start a walking group or paddle board club

Invite more recreational programs to use our community (i.e. soccer or basketball clubs)

Fly Fishing Shop in the Community Center

Creating a Gear Library in Community Center

TWO RIVERS HOA  
 ACCOUNTS PAYABLE - OCTOBER 19, 2020

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation &amp; Billing</i>	947.50	<i>HOA Billing - October</i>	<i>Esgar Acosta</i>
<i>Fresh Mountain Lawns</i>	11,341.16	<i>Lawn Care- September</i>	<i>Esgar Acosta</i>
<i>Jeff of All Trades, LLC</i>	3,000.00	<i>Easement Fencing Repair- Materials deposit</i>	<i>Esgar Acosta</i>
<i>Marchetti &amp; Weaver</i>	2,936.15	<i>Accounting/Administration -August</i>	<i>Esgar Acosta</i>
<b><i>Payables to be Approved at Meeting:</i></b>	<b><u>18,224.81</u></b>		

Additional payments are in bold print  
 Payments to be ratified are in italic print

TWO RIVERS HOA  
 ACCOUNTS PAYABLE - NOVEMBER 20, 2020

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation &amp; Billing</i>	1,014.25	<i>HOA Billing - November</i>	<i>Esgar Acosta</i>
<i>Fresh Mountain Lawns</i>	15,060.00	<i>Lawn Care- Irrigation Blowout</i>	<i>Esgar Acosta</i>
<i>Jeff of All Trades, LLC</i>	2,824.89	<i>Easement Fencing Repair-Final Invoice</i>	<i>Esgar Acosta</i>
<i>Marchetti &amp; Weaver</i>	6,959.21	<i>Accounting/Administration -September/October</i>	<i>Esgar Acosta</i>
<b><i>Payables to be Approved at Meeting:</i></b>	<b><u>25,858.35</u></b>		

Additional payments are in bold print  
 Payments to be ratified are in italic print

TWO RIVERS HOA  
 ACCOUNTS PAYABLE - DECEMBER 11, 2020

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation &amp; Billing</i>	<i>1,006.00</i>	<i>HOA Billing - December</i>	<i>Esgar Acosta</i>
<i>Marchetti &amp; Weaver</i>	<i>2,559.80</i>	<i>Accounting/Administration -November</i>	<i>Esgar Acosta</i>
<b><i>Payables to be Approved at Meeting:</i></b>	<b><u><u>3,565.80</u></u></b>		

Additional payments are in bold print  
 Payments to be ratified are in italic print

TWO RIVERS HOA  
 ACCOUNTS PAYABLE - JANUARY 12, 2021

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation &amp; Billing</i>	<i>1,041.50</i>	<i>HOA Billing - Janaury</i>	<i>Esgar Acosta</i>
<i>Marchetti &amp; Weaver</i>	<i>623.20</i>	<i>Accounting/Administration -December</i>	<i>Esgar Acosta</i>
<b><i>Two Rivers Metro District</i></b>	<b><i>38,969.38</i></b>	<b><i>2020 HOA Contribution</i></b>	<b><i>Esgar Acosta</i></b>
<b><i>Payables to be Approved at Meeting:</i></b>	<b><u><u>40,634.08</u></u></b>		

Additional payments are in bold print  
 Payments to be ratified are in italic print

TWO RIVERS HOA  
 ACCOUNTS PAYABLE - FEBRUARY 24, 2021

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation &amp; Billing</i>	<i>1,023.50</i>	<i>HOA Billing - Febraury</i>	<i>Esgar Acosta</i>
<i>Marchetti &amp; Weaver</i>	<i>766.05</i>	<i>Accounting/Administration -January</i>	<i>Esgar Acosta</i>
<b><i>Payables to be Approved at Meeting:</i></b>	<b><u><u>1,789.55</u></u></b>		

Additional payments are in bold print  
 Payments to be ratified are in italic print



TWO RIVERS HOA  
 ACCOUNTS PAYABLE - MARCH 19, 2021

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation &amp; Billing</i>	<i>1,096.75</i>	<i>HOA Billing - March</i>	<i>Esgar Acosta</i>
<i>Marchetti &amp; Weaver</i>	<i>763.99</i>	<i>Accounting/Administration -February</i>	<i>Esgar Acosta</i>
<b><i>Payables to be Approved at Meeting:</i></b>	<b><u><u>1,860.74</u></u></b>		

Additional payments are in bold print  
 Payments to be ratified are in italic print

**TWO RIVERS HOMEOWNERS ASSOCIATION**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE**  
**BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**

Printed: 03/19/21

	Cal Yr 2018 Actual	Cal Yr 2019 Actual	Cal Yr 2020 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2020 Forecast	12 Mo Ended 12/31/20 Actual	Remaining Budget	Cal Yr 2021 Adopted Budget	BUDGET NOTES
Properties	224	234	252	9	261			261	
Assessments per Property Per Month	\$ 65	\$ 65	\$ 65		\$ 65			\$ 75	Monthly Assessments 15%
<b>Revenues</b>									
Total Assessments	174,498	171,025	196,430	(41,040)	155,390	169,467	26,963	234,900	
Compliance Fines	0	100	500	-	500	0	500	500	
Late Fees and Other Income	0	1,645	500	7,500	8,000	12,545	(12,045)	18,000	Est \$1,500/mo
Interest Income	61	133	149	(124)	25	27	122	0	Projected rates are less than 1%
Title Prep Fees	0	550	1,875	-	1,875	3,250	(1,375)	750	10 home sales
DRB Reimbursable	675	0	0	0	0	0	0	0	
<b>Total Revenues</b>	<b>175,233</b>	<b>173,208</b>	<b>199,454</b>	<b>(33,664)</b>	<b>165,790</b>	<b>185,288</b>	<b>14,166</b>	<b>254,150</b>	
<b>General and Admin Expenditures</b>									
Community Assn Mgmt/Accounting/Admin	52,200	58,071	54,000	-	54,000	34,076	19,924	55,080	2% increase
Covenant Enforcement		2,328		(3,000)	3,000	3,000	(3,000)	0	Anticipating hiring Asst Mgr (Metro District)
Legal	900	210	1,200	1,200	0	0	1,200	1,000	Estimate
Monthly Assessment Billings	0	935	12,000	(600)	12,600	12,275	(275)	12,852	2% increase
Insurance	1,064	1,193	1,229	(280)	1,509	1,509	(280)	1,539	2% increase
Bank Fees	600	0	0	-	0	0	0	0	
Website Maintenance	0	636	1,000	-	1,000	844	156	1,000	
Office Expenses and Misc.	1,942	3,540	2,000	1,076	924	1,372	628	1,000	
<b>Total General &amp; Admin Expenditures</b>	<b>56,706</b>	<b>66,912</b>	<b>71,429</b>	<b>(1,604)</b>	<b>73,033</b>	<b>53,076</b>	<b>18,352</b>	<b>72,471</b>	
<b>Operating Expenditures</b>									
Landscaping & Irrigation	66,346	81,632	83,997	816	83,181	88,223	(4,227)	106,048	Per Agreement plus Irrigation Repairs
Weeding & Fertilization Program	0	0	0	-	0	0	0	20,000	Estimate
Repairs and Maintenance	2,190	2,958	3,090	3,090	0	5,825	(2,735)	0	Costs being captured in Landscaping & Irrigation
Metro District Cost Reimbursement	37,088	42,836	46,676	4,900	41,776	38,969	7,707	49,692	From Metro District Financials
Easement Repairs					8,600			6,000	Fencing
Other Projects							0		
<b>Total Operating Expenses</b>	<b>105,625</b>	<b>127,426</b>	<b>133,763</b>	<b>206</b>	<b>133,557</b>	<b>133,018</b>	<b>745</b>	<b>181,740</b>	
<b>Total Expenditures</b>	<b>162,331</b>	<b>194,338</b>	<b>205,192</b>	<b>(1,399)</b>	<b>206,590</b>	<b>186,094</b>	<b>19,098</b>	<b>254,212</b>	
<b>Revenue Over (Under ) Expenditures</b>	<b>12,903</b>	<b>(21,129)</b>	<b>(5,737)</b>	<b>(35,063)</b>	<b>(40,800)</b>	<b>(806)</b>	<b>(4,931)</b>	<b>(62)</b>	
Beginning Fund Balance	100,716	113,619	93,409	(919)	92,489	92,489	919	51,689	
<b>Ending Fund Balance</b>	<b>113,619</b>	<b>92,489</b>	<b>87,671</b>	<b>(35,982)</b>	<b>51,689</b>	<b>91,683</b>	<b>(4,012)</b>	<b>51,627</b>	

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

**TWO RIVERS HOMEOWNERS ASSOCIATION**  
**Balance Sheet**

ASSETS	12/31/19	12/31/20
<b>Current Assets:</b>		
Bank Account- Operating	28,611	14,373
Bank Account- Reserve	134,841	120,864
<b>Total Cash in Bank</b>	<b>163,451</b>	<b>135,237</b>
Accounts Receivable	20,054	36,819
Other Receivables	0	0
Allowance for Doubtful Accounts	(9,550)	(9,550)
<b>TOTAL ASSETS</b>	<b>173,955</b>	<b>162,506</b>
<b>LIABILITIES &amp; NET ASSETS</b>		
<b>Liabilities:</b>		
Accounts Payable	53,161	39,593
<b>Total Liabilities</b>	<b>53,161</b>	<b>39,593</b>
<b>Net Assets</b>		
Working Capital Reserve	28,305	31,230
Fund Balance	92,489	91,683
<b>Total Net Assets</b>	<b>120,794</b>	<b>122,913</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>173,955</b>	<b>162,506</b>

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

**TWO RIVERS HOMEOWNERS ASSOCIATION  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**

Printed: 03/19/21

	Cal Yr 2020 Actual	Cal Yr 2021 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2021 Forecast	2 Mo Ended 02/28/21 Actual	Remaining Budget	Cal Yr 2022 Prelim Budget	BUDGET NOTES
Properties	249	261	-	261			261	
Assessments per Property Per Month	\$ 65.00	\$ 75.00	15%	\$ 75.00			77.00	Monthly Assessments
<b>Revenues</b>								
Total Assessments	169,467	234,900	-	234,900	39,130	195,770	241,164	
Compliance Fines	0	500	-	500	0	500	1,000	
Late Fees and Other Income	12,545	18,000	-	18,000	2,791	15,209	18,000	Est \$1,500/mo
Interest Income	27	0	-	0	2	(2)	0	Projected rates are less than 1%
Title Prep Fees	3,250	750	-	750	250	500	750	10 home sales
DRB Reimbursable	0	0	-	0	0	0	0	
<b>Total Revenues</b>	<b>185,288</b>	<b>254,150</b>	<b>0</b>	<b>254,150</b>	<b>42,174</b>	<b>211,976</b>	<b>260,914</b>	
<b>General and Admin Expenditures</b>								
Community Assn Mgmt/Accounting/Admin	34,076	55,080	-	55,080	1,408	53,672	56,732	2% increase
Covenant Enforcement	3,000	0	-	0	0	0	0	Anticipating hiring Asst Mgr (Metro District)
Legal	0	1,000	-	1,000	0	1,000	1,030	Estimate
Monthly Assessment Billings	12,275	12,852	-	12,852	2,065	10,787	13,238	2% increase
Insurance	1,509	1,539	-	1,539	0	1,539	1,585	2% increase
Bank Fees	0	0	-	0	0	0	0	
Website Maintenance	844	1,000	-	1,000	0	1,000	1,000	
Office Expenses and Misc.	1,372	1,000	-	1,000	122	878	1,000	
<b>Total General &amp; Admin Expenditures</b>	<b>53,076</b>	<b>72,471</b>	<b>0</b>	<b>72,471</b>	<b>3,595</b>	<b>68,876</b>	<b>74,585</b>	
<b>Operating Expenditures</b>								
Landscaping & Irrigation	88,223	106,048	-	106,048	0	106,048	109,229	Per Agreement plus Irrigation Repairs
Weeding & Fertilization Program	0	20,000	1,208	18,792	0	20,000	19,356	Estimate
Repairs and Maintenance	5,825	0	-	0	0	0	0	Costs being captured in Landscaping & Irrigation
Metro District Cost Reimbursement	38,969	49,692	-	49,692	0	49,692	50,807	From Metro District Financials
Easement Repairs	0	6,000	-	6,000	0	6,000	0	Fencing
Other Projects	0	-	-	-	0	0	1,000	
<b>Total Operating Expenses</b>	<b>133,018</b>	<b>181,740</b>	<b>1,208</b>	<b>180,532</b>	<b>0</b>	<b>181,740</b>	<b>180,392</b>	
<b>Total Expenditures</b>	<b>186,094</b>	<b>254,212</b>	<b>1,208</b>	<b>253,004</b>	<b>3,595</b>	<b>250,617</b>	<b>254,977</b>	
<b>Revenue Over (Under ) Expenditures</b>	<b>(806)</b>	<b>(62)</b>	<b>1,208</b>	<b>1,146</b>	<b>38,578</b>	<b>(38,640)</b>	<b>5,937</b>	
Beginning Fund Balance	92,489	51,689	39,994	91,683	91,683	(39,994)	92,830	
<b>Ending Fund Balance</b>	<b>91,683</b>	<b>51,627</b>	<b>41,202</b>	<b>92,830</b>	<b>130,262</b>	<b>(78,634)</b>	<b>98,767</b>	

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

**TWO RIVERS HOMEOWNERS ASSOCIATION  
Balance Sheet**

ASSETS	12/31/20	2/28/21
<b>Current Assets:</b>		
Bank Account- Operating	14,373	35,149
Bank Account- Reserve	120,864	114,366
<b>Total Cash in Bank</b>	<b>135,237</b>	<b>149,515</b>
Accounts Receivable	36,819	22,291
Other Receivables	0	0
Allowance for Doubtful Accounts	(9,550)	(9,550)
<b>TOTAL ASSETS</b>	<b>162,506</b>	<b>162,256</b>
<b>LIABILITIES &amp; NET ASSETS</b>		
<b>Liabilities:</b>		
Accounts Payable	39,593	764
<b>Total Liabilities</b>	<b>39,593</b>	<b>764</b>
<b>Net Assets</b>		
Working Capital Reserve	31,230	31,230
Fund Balance	91,683	130,262
<b>Total Net Assets</b>	<b>122,913</b>	<b>161,492</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>162,506</b>	<b>162,256</b>

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