

Two Rivers Homeowners Association

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 Tuesday, July 28, 2020, beginning at approximately 6:00 P.M.

Click here to join:

<https://us02web.zoom.us/j/87907152119?pwd=QUdoUVhuSDkvdXUrTnJvVWF3UTI0dz09>

Call +1 346 248 7799
Meeting ID 879 0715 2119
Password 464859

AGENDA

1. Call to Order
2. Declaration of Quorum
3. Consideration of Agenda
4. Consideration of Minutes
 - a. March 4, 2020
 - b. March 26, 2020
 - c. June 23, 2020
5. New Business
 - a. Board Vacancy
 - i. Letter of Interest- Chris Delsordo
 - b. Policies and Procedures
 - i. DRB Easement Variance Requests
 - a. Liability Waiver-62 Rainbow Circle
 - c. Covenant Enforcement
 - i. ATV's and Dirt Bike
 - ii. Dog Waste
 - d. Other Business
6. Board Member Discussion
 - a. Communication with Community- Suggestions
7. Action Items
 - a. Ratification of March- July 2020 Payables
8. Financial
 - a. June 30, 2020 Financial Statements
9. Proposed 4th Quarter Meeting- October 5, 2020
10. Proposed Annual Member Meeting- November 10, 2020
11. Adjournment

Please notify Meghan Hayes, meghan@mwcpaa.com if you are unable to attend.

DISTRIBUTION

Board of Directors

Esgar Acosta, President	Term expires 2021
Luke Bray, Vice President	Term expires 2021
Mike Pearson, Secretary	Term expires 2023
Vacant	Term expires 2022
Christina Rudow, Director	Term expires 2023

Other

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

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting March 26, 2020

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

Respectfully submitted,

Meghan Hayes
Recording Secretary for the Meeting

Subject to Approval

RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. June 23, 2020

A meeting of the Board of Directors of the Two Rivers Homeowners Association, Inc. was duly called via telephone conference, 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

Directors absent and excused:

- James Scott Harrison

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 June 23, 2020 at 2:00 p.m., noting a quorum was present.

Consideration of Agenda There were no changes to the agenda.

Covenant Enforcement The Board discussed the covenant enforcement areas on which they would like to place the greatest emphasis. The Board determined that the emphasis should be on parking violations at this time, with the exception of too many cars in the driveway (if the driveway can reasonably allow for the cars).

**Design Review:
62 Rainbow
Fencing Request** The owners at 62 Rainbow had submitted a fencing plan that puts the fence into the utility easement at the back of their house. The Board did not approve this plan. The homeowner reached out to the Board. His argument is that the fencing proposed in his plan is a 3ft. temporary, easily removable fence and that fencing should be considered landscaping therefore allowed under the HOA's Declaration. Director Pearson was not present at this meeting but the Board decided they would like table this matter until they can hear Director Pearson feedback since he has

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting June 23, 2020

extensive experience with this matter and the Board will make a decision at a later date.

**Design Review:
Landscaping**

Ms. Hayes asked the Board if landscaping should be included into the Design Guidelines. The Board decided that it was not needed as they would approve all landscaping plans.

Adjournment

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

Respectfully submitted,

Meghan Hayes
Recording Secretary for the Meeting

Subject to Approval

To whom it may concern,

Hello! My name is Chris Delsordo. I am 48-year-old Army Vet, father of two young daughters, husband and the Nutrition director for Eagle County Schools. I have been a homeowner in Two Rivers for one year this month. The big reason I want to be involved in the HOA is to insure we are moving in a direction that will be beneficial to the community now and in the future. I believe we can get a lot more done by building relationships with the residents earning their trust through policies that are transparent and beneficial to the overall community. My main goal is the relationship building, which in the end will make it a lot easier to inforce and create policies that will be easier to digest by the community. Second reason is to insure we do a better job in policing are common areas to help keep them clean and safe for our residents for the years to come. I am not here to be the bad person but to work and listen to the concerns of the overall community. We really need to work on regulations that will help clean up the look of the neighborhood, which will help insure that our property values go up and our community becomes extremely desirable to live in.

Thank you,

Chris Delsordo

134 Bass Loop

303-748-8790

ENCROACHMENT LICENSE AGREEMENT

THIS AGREEMENT is made and entered into this 23 day of July, 2020, by Brad Church hereinafter referred to as "Applicant" and Two Rivers Homeowners Association, a Colorado nonprofit corporation, hereinafter referred to as "Association".

WHEREAS, Applicant is presently the owner of that certain real property described on Exhibit A, attached hereto and incorporated herein by this reference, which is located in Eagle County, Colorado; and

WHEREAS, the Association is presently in possession of an easement into which Applicant wishes to encroach in a manner outlined below; and

WHEREAS, the Association is willing to give Applicant a license to effect such an encroachment upon the Association's easement on condition that Applicant indemnify the Association and others from any loss resulting therefrom and on other terms and conditions as outlined below.

NOW, THEREFORE, in consideration of the covenants and promises herein; the parties hereby agree as follows:

1. Applicant applies to Association for a license, to encroach as described below and agrees not to conduct any other activity within the Association's easement:

Building a fence into the Utility Easement in the rear of the property. See attached scaled map of property with fence location.

2. The Applicant shall indemnify the Association from the costs of any repairs to the Association's easement and other property which may occur or may have occurred as a result of the encroachment described above.

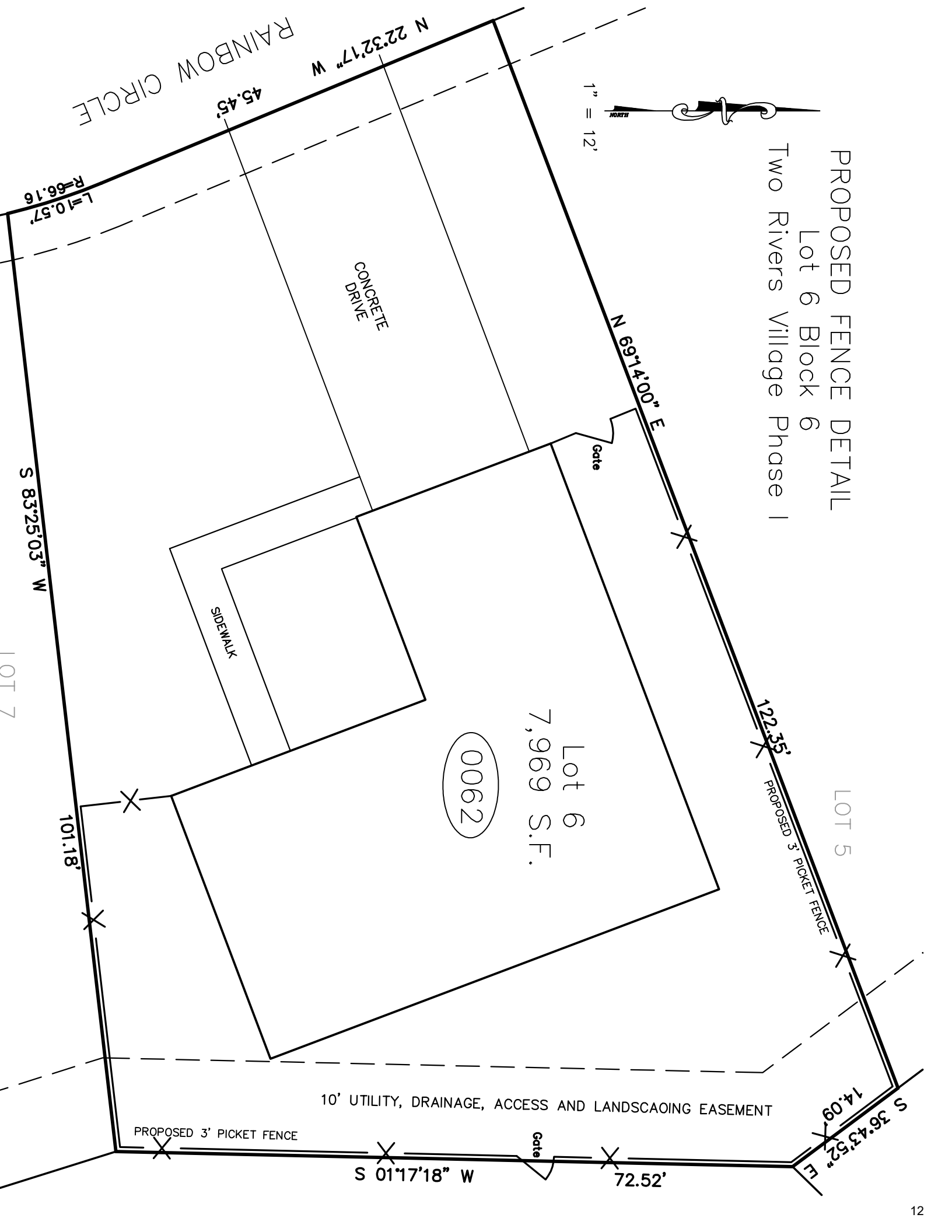
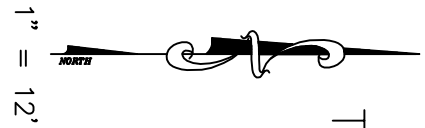
3. The Applicant shall hold harmless the Association from the cost of repairing any damage to the encroaching structure, which damage may be caused by any activity of the Association in the easement.

4. The Applicant shall indemnify the Association from any increase in the cost of any repairs to the Association's facilities, if in the Association's sole judgement any such increase is caused by the existence of the encroachment.

5. This License Agreement shall be revocable by the Association at will.

6. This License Agreement shall bind the successors and assigns of the Applicant, and shall be appurtenant to and deemed to run with and for the benefit of the aforementioned property in Eagle County, Colorado until such time that the Association abandons said easement

PROPOSED FENCE DETAIL
Lot 6 Block 6
Two Rivers Village Phase I



TWO RIVERS HOA
ACCOUNTS PAYABLE - MARCH 20, 2020

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation & Billing</i>	<i>992.50</i>	<i>HOA Billing -March</i>	<i>Esgar Acosta</i>
<i>Marchetti & Weaver</i>	<i>3,633.15</i>	<i>Accounting/Administration - February</i>	<i>Esgar Acosta</i>
<i>Payables to be Approved at Meeting:</i>	<u><u>4,625.65</u></u>		

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

TWO RIVERS HOA
 ACCOUNTS PAYABLE - MAY 4, 2020

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation & Billing</i>	<i>992.50</i>	<i>HOA Billing -May</i>	<i>Esgar Acosta</i>
<i>Avid Online</i>	<i>781.25</i>	<i>Website Updates</i>	<i>Esgar Acosta</i>
<i>Fresh Mountain Lawns</i>	<i>14,076.00</i>	<i>April Irrigation Start up</i>	<i>Esgar Acosta</i>
<i>Marchetti & Weaver</i>	<i>2,980.31</i>	<i>Accounting/Administration -March</i>	<i>Esgar Acosta</i>
<i>Vail Valley Property Management</i>	<i>600.00</i>	<i>Covenant Enforcement- April</i>	<i>Esgar Acosta</i>
<i>Payables to be Approved at Meeting:</i>	<u><u>19,430.06</u></u>		

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

TWO RIVERS HOA
 ACCOUNTS PAYABLE - June 9, 2020

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation & Billing</i>	<i>2,097.25</i>	<i>HOA Billing -April & June</i>	<i>Esgar Acosta</i>
<i>Auto-Owners Insurance</i>	<i>1,157.00</i>	<i>General Liability Insurance 2020-2021</i>	<i>Esgar Acosta</i>
<i>Fresh Mountain Lawns</i>	<i>11,014.54</i>	<i>Lawn Care- May</i>	<i>Esgar Acosta</i>
<i>Tyson Ivie</i>	<i>36.14</i>	<i>Reimbursement- Irrigation Repair</i>	<i>Esgar Acosta</i>
<i>Vail Valley Property Management</i>	<i>600.00</i>	<i>Covenant Enforcement- May</i>	<i>Esgar Acosta</i>
<i>Payables to be Approved at Meeting:</i>	<u><u>14,904.93</u></u>		

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

TWO RIVERS HOA
 ACCOUNTS PAYABLE - JULY 7, 2020

<u>VENDOR</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<i>American Conservation & Billing</i>	1,018.75	<i>HOA Billing - July</i>	<i>Esgar Acosta</i>
<i>Community Association Insurance Solutions</i>	352.00	<i>Workers Compensation Insurance 2020-2021</i>	<i>Esgar Acosta</i>
<i>Fresh Mountain Lawns</i>	11,341.16	<i>Lawn Care- Juune</i>	<i>Esgar Acosta</i>
<i>Marchetti & Weaver</i>	3,892.37	<i>Accounting/Administration -April & May</i>	<i>Esgar Acosta</i>
<i>Vail Valley Property Management</i>	600.00	<i>Covenant Enforcement- June</i>	<i>Esgar Acosta</i>
<i>Payables to be Approved at Meeting:</i>	<u>17,204.28</u>		

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

