

Record of Proceedings

Minutes of the Board Meeting Two Rivers Homeowners Association April 23rd, 2015

The Board Meeting of the Two Rivers Homeowners Association was held at 3:30p.m., April 23rd, 2015, at the Two Rivers Village Community Center at 80 Lake Shore Drive, Dotsero, Colorado, in accordance with the applicable statues of the State of Colorado.

Attendance

The Following Directors were present and acting:

- Mike Pearson, President, (term expiring June 2018)
- Luke Bray, Vice President, (term expiring June 2018)
- John Dudey, Secretary/Treasurer, (term expiring June 2018)

Also in attendance:

- Starlene Bray, Homeowner
- Mark Zbrzeznoj, NAI Mountain Commercial
- KJ McEvoy, NAI Mountain Commercial
- Chad Cremonese, Two Rivers Village Sales Broker

Current Board of Directors

- Mike Pearson – President. Term expires June 2018
- Luke Bray – Vice-President. Term expires June 2018
- John Dudey – Secretary/Treasurer. Term expires June 2018

Call to Order

3:30pm

Acceptance of Presidency

Mike Pearson accepts the role as Board President.

Establishment of Vice President & Secretary/Treasurer

Motion made and passed by President Mike Pearson to assign titles for Vice President and Secretary/Treasurer to Luke Bray as Vice President and John Dudey as Secretary/Treasurer.

Quorum

Established. Board accepted their titles & all were present.

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Discussions (On & Off Topic)	Around new development, storage on the north side of the highway, future meetings, etc. Applicable items will be listed in "New Business" later in this, the Meeting Minutes.
Ratification of Rules & Regulations	Motion was made by Mike Pearson to ratify the Rules and Regulations, seconded, it was passed unanimously.
Ratification of Policies & Procedures	Motion was made by Mike Pearson to ratify the Policies and Procedures, seconded, it was passed unanimously.
Review & Approval of 2015-2016 Budget	<p>Net income in prior year was negative. In order to push for a surplus in the next fiscal year and build a reserve fund, the Operating and Reserve dues will increase effective July 1, 2015 to \$65 per month, total.</p> <p>Motion made to pass the 2015 Budget, seconded, it was passed unanimously.</p>
Maintenance Reserve & Capital Improvements	Dues increased in order to build a maintenance reserve (as listed, approved and passed during the review and approval of the 2015 – 2016 Budget)
Elections	The current Board's terms are up-to-date and no changes or elections needed.
New Business	<p>Short term goals and upgrades for community</p> <ul style="list-style-type: none">• Schedule another Board meeting in fall and continue to have, at least, two Board meetings each year until further notice.• Schedule HOA Meeting and formal introduction to new management company to the community in the form of a community BBQ. This should be held after business hours – 6:00pm.• Contact Waste Management and/or Vail Honeywagon and find out if we can get a better price for homeowners if the HOA

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deems that company the preferred trash vendor of Two Rivers Village.

Community Issues – Enforcement & Solutions

- Parking & 4 wheelers all over community
 - Now that the rules and regulations are in place, HOA & police will tag, sticker, tow and boot all illegally parked vehicles. Hopefully this action will eliminate illegally parked vehicles.
 - Houses are “underparked” so some street parking may be considered; to be discussed further at the next Board meeting after the effects of the booting and towing are observed.
- Dogs running wild and being a nuisance at night. Nobody picking up after dog
 - Now that the rules and regulations are in place, HOA will post notices regarding this issues. This is, however, a county issue and there may be little the HOA can do and will be the responsibility of the community to keep this in check.
- Install common area trash cans with doggy bags
 - Good idea that can be implemented when there is a regular on-site manager at Two Rivers Village to refill & maintain.
- Beavers chewing trees
 - Add wires to trees to deter beavers.
- Noise nuisance – cars.
 - This will be an issue that will most likely require sheriff involvement if it is a continuing issue with certain parties.
- Delinquencies
 - Now that the Collection Policy has been signed, the management company can move forward with the collections and foreclosure process.

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New Business (cont'd)

Car storage on North Side of Hwy

- The developers will be offering car, boat, RV, etc storage on the north side of I-70 for people who are in need of extra parking.

Street lights on side streets and lights around the lake

- Management is hiring an electrician to troubleshoot any street lights that are out. Will explore adding lights to darker streets and other areas of the property

Fencing standards

- Management will be putting together a few design options for fencing and paint, etc. that owners will have to choose from.

Utility Easement – building on and around them by certain owners is a problem. Management will continue to monitor this issue.

Community Center concerns:

- Condition of Locker rooms
- Installation of security cameras
- Access to facilities- Locks/ doors/ fobs
- Hire Security Guard / Lifeguard for weekends and busy times if feasible and within budget to reduce vandalism and abuse of facilities

NAI will put together a list of main points from the rules and regulations to send to all owners along with notice regarding the parking so everyone is aware that the rules and regulations have been ratified and will be enforced effective immediately.

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Adjournment

Motion to adjourn was made, seconded, it was passed unanimously.