

Record of Proceedings

Minutes of the Board Meeting Two Rivers Homeowners Association April 7th, 2016

The Board Meeting of the Two Rivers Homeowners Association was held at 4:00p.m., April 7th, 2016, at the Two Rivers Village Community Center at 80 Lake Shore Drive, Dotsero, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The Following Directors were present and acting:

- Mike Pearson, President, (term expiring June 2017)
- Luke Bray, Vice President, (term expiring June 2018)
- John Dudey, Secretary/Treasurer, (term expiring June 2016)

Also in attendance:

- Mark Zbrzezny, NAI Mountain Commercial
- Rohann Million, NAI Mountain Commercial
- Justin Kirkland, Gypsum Fire Department

Current Board of Directors

- Mike Pearson – President. Term expires June 2017
- Luke Bray – Vice-President. Term expires June 2018
- John Dudey – Secretary/Treasurer. Term expires June 2016

Call to Order

4:01pm

Quorum

Established. All Board members present.

Public Input

Justin Kirkland, new Chief with the Gypsum Fire Department, presented the case in support of passing of the proposed mill level increase that would have a direct impact on the Two Rivers Village community & Metro District and emergency fire response services.

Review & Approval of 2016-2017 Budget

Motion made to approve budget, seconded, it was passed unanimously.

Request to add line item to budget for what the HOA pays to TRMD

Elections

There are no expiring terms at this time.

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Old Business

Short term goals and upgrades for community

- 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 deems that company the preferred trash vendor of Two Rivers Village. – Management suggested discard item

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.
 - Management acknowledges challenges of last holiday season. Outlined new educational approach to use parking stickers and outsourcing towing/booting services to another vendor.
 - Management sent notice to community about 4 wheelers. Sheriff will patrol community as able. Community should report all offenses directly to local authorities.
- 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.
 - Would bags be a Metro or shared expense? Revisit in 2017 meeting.
- 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.
 - Noise ordinance violations need to be reported directly to the local authorities.

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- Delinquencies
 - Now that the Collection Policy has been signed, the management company can move forward with the collections and foreclosure process.
 - These are much improved by HOA Management's collection efforts.
 - Board requests to see delinquencies on quarterly reports via email.

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.
- Management to update & clarify fencing specifications and review process and put on website. Possibly include a DRB submittal checklist? DRB should be established first.

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 – much improved
- Installation of security cameras - completed
- Access to facilities- Locks/ doors/ fobs – new lock system installed in Nov/Dec 2015
- Hire Security Guard / Lifeguard for weekends and busy times if feasible and within budget to reduce vandalism and abuse of facilities – TRMD matter
- Pool Hours possibly to be extended earlier than Memorial Day and later than Labor Day. TRMD matter

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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New Business

- President of the Board presented the idea to add a minimum of two new positions to the Board so as to create a sub-committee for Design Review requests within the Community. The other members of the Board supported this idea. HOA Management will begin reviewing applicants to be brought to the summer 2016 Board and HOA meeting.
- Landscaping
 - Who is the HOA using?
 - Management is using the same company with clearer instruction and oversight
 - What is the schedule for this season?
 - The spring schedule for weed prevention, irrigation and mowing is still being determined with the landscape company
 - Management will send notice out to Community once the details are known
 - What is being done about the weeds around lakes/ponds?
 - This land is owned and managed by the Metro District
- Site Visits– The Board and Property Management visited various locations in the community to review and address specific requests and concerns
 - Fence Request
 - Management explained that the homeowner's proposed fence line request does not provide for the utility easements on the backside of the home.
 - The homeowner's interest in the proposed fence line was to prevent trespassing. It was pointed out that trespass concerns will be addressed when the neighboring lots are developed later in the year.
 - A member of the Board offered to meet personally with resident and explain these things. Management will try to attend this meeting as well.
 - Parking Violation Concern
 - Management explained that the violation was happening on the Metro District's easement and property. and that the Metro District is working to resolve this matter directly with the homeowner and that the HOA need not do anything
 - Step/Pathway Request
 - Homeowner requested Board approval to install steps to lead from back edge of property down slope to recreation path that leads to ponds and playground.

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- During the site visit it was determined that the proposed steps would actually be on the Metro District's property and agreed that the TRMD Board will have to review the request and consider, as mentioned at this TRV Board meeting, the possible liability concerns.

Adjournment

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