
RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting June 5, 2024

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. JUNE 5, 2024

A meeting of the Board of Directors of the Two Rivers Homeowners Association, Inc. was duly called and noticed at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637 and via an online Zoom meeting.

ATTENDANCE

The following directors were present and acting:

- Nancy Andresen
- Chris Delsordo
- Chris Blackstock
- Glen Tripp

Absent and excused:

- Tom Behrens

Also in attendance were:

- Ken Marchetti, Marchetti & Weaver
- Magdalena Gembal, Recording Secretary for the Meeting
- Craig Plizga, Community Operations Manager
- Tammy Behrens, Resident
- George Maddalone, Resident
- Kelli Adrian, Resident
- Adelaida Gonzalex, Resident
- Yazmin Almanza, Resident
- Zyanya Rodriguez, Resident
- Ms. Harrison, Resident

Call to Order

The meeting of the Executive Board of the Two Rivers Homeowners Association was called to order on June 5, 2024 at 6:04 p.m., noting a quorum was present.

Consideration of the Agenda

Director Tripp expressed interest in adding an agenda item for “Relationship with Developer regarding the New Development” under business items.

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Resident George Maddalone requested to add an agenda item to discuss sinkholes that have appeared between his house and the neighboring one, also under business items.

Resident Yazmin Hernandez proposed adding agenda items for covenant enforcement regarding parking and landscaping issues. Mr. Plizga noted that these topics will be covered in his report.

Minutes

The Board reviewed the March 6, 2024 minutes included in the packet, and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the March 6, 2024 Minutes of the Board of Directors as presented.

Operations Manager Report

Craig Plizga presented his Operations Manager Report:

- The irrigation line along Buffalo has been patched and replaced by Rocky Mountain Custom Landscapes, ensuring water from the entrance to and around the cul-de-sac.
- This year's irrigation start-up process has been inconsistent. Unlike previous years, water has been turned on by request or when noticed, leading to confusion. Residents are to be informed to email if they want their water turned on. A fixed start-up date will be reinstated next year.
- Three trees were added behind the pool for shade, and the remaining dead trees along the entrance were replaced.
- Plans to plant hedges around key areas at Bass Park are underway. Dead trees have been removed, and irrigation will be set up to support the new hedges.
- The Eagle County Sheriff hosted the Chats and Churros event on April 18th.
- Community clean-up will be managed by Trinity from July 8th to the 12th, with five roll-offs over five days.
- A new authorized entrance to the eastern lake has been introduced, and residents have started fishing with drift boats, creating a put-in on the north shore. Improving the current put-in is being considered to prevent the new one from becoming permanent.
- The Division of Parks and Wildlife conducted a Smallmouth Bass/Pike kill on the westernmost lake (Kokanee) last month to reduce predatory fish entering the river. Next spring, a survey

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will be conducted to see the results. It was also recommended by the agency to remove the tires located at the bottom of the lakes.

- The neighborhood 4-H group's use of the community center will conclude this month. Mira visits on the third Thursday, and the food market is held every Thursday from 4 to 6 pm.
- Room rentals are busy, with most Saturdays booked through July.
- The parking policy was previously unenforced by past boards. Under HB22-1137, violations must now be resolved within 60 days, with a maximum fine of \$500. The association limits driveways to no more than three vehicles. The Board and residents discussed solutions such as introducing a parking permit system and increasing visits from the booting company. By motion duly made and seconded it was unanimously

RESOLVED to approve increasing visits from the booting company and initiating earlier enforcement of the current parking policy at night.

- Landscaping fees may now include charges to the association for sprinkler heads and minor fixes (start-up), and to homeowners for dog feces cleanup (\$45 after the first warning notice).
- An inquiry from a homeowner regarding a design review application for house modifications or additions prompted research and inquiry, as it was not explicitly addressed in the association's governing documents. Both Director Blackstock and Tripp expressed skepticism about approving such requests based on the project details.

Other Business

Director Tripp inquired about the future relationship between the new development adjacent to Two Rivers Village and within the Two Rivers Metropolitan District (TRMD), known as Confluence at Two Rivers. It was mentioned that construction is pending permits and the lots will be leased. Mr. Marchetti suggested that this matter could be addressed at the upcoming TRMD Board meeting on June 11th and encouraged Board members to attend.

Resident George Maddalone asked about the next steps to repair a sinkhole that has appeared on his lot. Mr. Plizga noted that the warranty with the

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developer has expired and suggested looking into his insurance for further assistance.

Accounts Payable

The Board reviewed the March 2024 through May 2024 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to ratify the March 2024 through May 2024 accounts payable lists as presented.

Board Member Discussion

The Board members primarily discussed the consultation with legal counsel regarding the restriction of short-term rentals, which would necessitate amending the declaration. Mr. Marchetti reported that amending the declaration to implement such restrictions would be challenging, requiring approval from 50% of the units.

Financial Statements

Mr. Marchetti commented on the preliminary financial statements as of April 30th. He highlighted significant expenses, particularly in landscaping. He mentioned that the preliminary budget for 2025 has been drafted, recommending an increase in monthly dues from \$75 to \$80. This proposal was also suggested last year but was opposed by the Board due to rising property taxes. However, if approved, it is anticipated that 2025 would still end with an annual operating deficit due to increased costs driven by inflation. It is expected that 2024 will also close with deficit figures, but reserves are available to cover deficits.

Accounts Receivable

Mrs. Gembal reported on the accounts receivable, noting that all payment plans are active and current. She also mentioned that one of the two largest outstanding accounts has been settled. Another is being considered for turn-over to legal counsel for collection as discussed following.

Resolution to Collection Turnover

Mrs. Gembal commented that the other largest outstanding account for 90 Brook Trout Loop as it has not attempted to settle the account despite receiving a demand letter in accordance with the collection policy. She requested the Board to proceed with turning the account over to legal

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counsel for collection. By motion duly made and seconded it was unanimously

RESOLVED to turn the 90 Brook Trout Loop account over to legal counsel for collection.

A final courtesy notice should be issued before referring the account to legal counsel.

Adjournment

There being no further matters for discussion, the meeting was adjourned by Director Blackstock at 7:22 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting