
RECORD OF PROCEEDINGS

ANNUAL MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

December 6, 2023

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:

- Esgar Acosta (President)
- Thomas Behrens (Director)
- Chris Delsordo (Director)
- Nancy Andresen (Director)
- Cindy Rascon
- Drew Stone
- Sayra Gonzalez
- Sergio Juarez
- Keith Wilson
- April Buskirk
- Chris Blackstock
- Duncan Hamilton
- Judith Medina
- Adriana and Jose Duron
- Adelaida Gonzalez
- Elvia Martinez

Also in attendance were:

- Ken Marchetti, C.P.A.
- Magdalena Gembal, 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 December 6, 2023 at 6:07 p.m., noting a quorum was not present. It was reported for the record by Marchetti & Weaver, LLC that proper notice as required by the Associations bylaws had been duly sent on 11/04/23, to all members of the Association. In the absence of a quorum, no official action can be taken at the meeting, but discussion was held and this record of items discussed 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 so a quorum was not represented at

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the meeting. Those in attendance agreed to hold an informal meeting recognizing that no formal action can be taken.

Changes to Agenda

None.

Minutes

The Board reviewed the December 7, 2022 Annual Member Meeting Minutes. Those present agreed the minutes accurately reflected the results of the meetings.

2023 Financials/ 2024 Budget

Mr. Marchetti presented the financial statements covering the 2023 interim statements up to September 30, 2023, along with the 2024 budget. He reported that the assessments would remain at \$75 per month based on the budget adopted by the Executive Board, aimed at mitigating some financial strain resulting from the increased property assessed values and the corresponding rise in property taxes. Key operational costs, subject to annual inflation, were scrutinized, encompassing accounting, administration by Marchetti and Weaver, and assessment billing for the third-party company. Landscaping and irrigation emerged as the most significant expenses.

During the review, Mr. Marchetti also addressed the reimbursement process from the Homeowners Association (HOA) to the Metropolitan District for shared expenses, including Mr. Plizga's payroll. Additionally, he highlighted the ongoing lease of the community park site and mentioned that there are plans to purchase it next year. The cost of this purchase will be shared between the HOA and the Metropolitan District

No questions were asked at this time.

Metro District 2023 Financials

Mr. Marchetti provided an overview of the financial status of Two Rivers Metropolitan District for the interim period ending on September 30, 2023. He reported on the assessed values, mill levy rate and property taxes to be collected in 2024 noting that the Metro District's property taxes are projected to increase by approximately 32% with taxes for a typical home increasing from approximately \$550 to \$730. Two Rivers Metro District's obligation to the original developer for approximately \$5 million for installation of the infrastructure has been dormant for quite a few years but the increase in assessed values enables the District to initiate payments on this obligation. The developer has expressed a willingness to accept a

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reduced payment of approximately \$0.25 on the dollar or \$1.3 million. The District anticipates issuance of bonds in 2024 in settlement of this obligation and to obtain funds for capital improvements.

A significant portion of the Metro District's capital expenditures budgeted for 2024 pertain to the sewer treatment plant upgrades, with expectation of user fee rate increases in line with inflation.

Mr. Marchetti also touched upon the Infrastructure and Recreation Fund, noting a reduction in the infrastructure monthly fee from \$39 to \$28 (\$132 per year). This reduction aims to alleviate some financial burden on residents resulting from the property value increases. Lastly, he commented on the utilization of the sales tax fund for road maintenance, highlighting recent improvements on Buffalo Boulevard and reporting that significant asphalt overlays are expected in the next ten years and funds need to be accumulated for those costs.

Director Acosta conveyed information to residents regarding the rise in property taxes and its subsequent impact on mortgage payments and escrow accounts, which serve to collect funds for property taxes and insurance payments. He cautioned them that they can anticipate an uptick in their monthly payments starting in 2024.

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 bylaws is for the remaining Board members to fill the vacancy by appointment. The Board members requested feedback from the members in attendance on anyone interested in serving on the Board.

No community members expressed an interest in serving on the Board. The Board will consider these vacancies at the next Board meeting. For recording purposes, the current term limits of the Board are as follows:

Chris Delsordo	Term Expiring 2025
Thomas Behrens	Term Expiring 2024
Nancy Andresen	Term Expiring 2024
Vacant	Term Expiring 2026
Vacant	Term Expiring 2025

Community Update

Craig Plizga, operations manager of the community, informed on facility updates and maintenance activities in Two Rivers Village, which included

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Good Shepherd Flooring replacing locker room floors, Prima Paint painting the first floor of the community center, and Rocky Mountain Custom Landscape being selected for snow plowing. Montes Electric continues to maintain streetlights, and Double M Asphalt performed crack sealing and seal coating in various areas.

I-70 detour strategies were successful last winter, diverting traffic away from Dotsero and Two Rivers. However, summer cleanup did not go as planned, with roll-off deliveries causing chaos. Pool chlorinators were replaced, completing the five-year refurbishment plan. Covenant enforcement focused on addressing yard parking issues, with plans to continue emphasizing yard aesthetics in 2024.

The community center hosted 42 residential events and various programs, including a seed-to-feed program, EVOM events, arts and activities by Vail Church, toddler outdoor education classes by Walking Mountain, Mira bus visits, art classes by Mira, ballet sessions, Eagle Market, and approved food trucks on Friday evenings.

Public Input

Residents expressed concerns on various issues during public input. These included the suggestion for QR codes for guest parking registrations instead of physical registrations, dealing with loose dogs in neighbors' yards, and addressing the challenge of achieving quorum at the Associations annual membership meeting. The Board recommended gathering evidence for loose dogs and spreading the word through street leaders to address quorum issues.

Additional topics raised were turf maintenance and the lack of weed spraying in rock gardens, with the Board clarifying that owners are responsible for rock garden maintenance. A resident inquired about planting trees on their property without permission, and the Board stated it is acceptable as long as it doesn't affect road visibility.

Concerns about mail issues, such as open or missing mail, were raised, and the Board advised residents to notify the Postmaster. Safety concerns regarding disrespectful behavior towards the school bus were discussed, with the Board recommending complaints be directed to the school for potential changes in drop-off locations.

Other discussions included upgrading basketball amenities and a community clean-up day, which was initiated by a resident but discontinued due to insufficient participation.

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Adjournment There being no further matters for discussion, the meeting was adjourned
at 7:30 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting