
RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. NOVEMBER 3, 2025

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.

ATTENDANCE **The following directors were present and acting:**

- Nancy Andresen
- Tom Behrens
- Glen Tripp
- Matt Baron

The following director was absent and excused:

- Chris Blackstock

Also in attendance were:

- Ken Marchetti, Marchetti and Weaver
- Magdalena Gembal, 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 November 3, 2025 at 6:03 p.m., noting a quorum was present.

Consideration of the Agenda None.

Public Input Director Tripp inquired about the status of the agreement for booting and parking enforcement. It was noted that the agreement will be presented again to the Two Rivers Metropolitan District Board for approval.

Minutes The Board reviewed the August 4, 2025, minutes included in the packet. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the August 4, 2025 Minutes of the Board of Directors as presented.

Operations Manager Report Mr. Craig Plizga presented his Operations Manager Report:

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

- The pool closure was completed as planned. After the water was drained, mastic replacement was started. Approximately one-third of the mastic, including the worst areas, was replaced. The remaining sections will be replaced gradually over the next two years.
- The irrigation system blowout was completed successfully after the contractor's compressor was repaired. By October 26th, all houses were completed.
- Payment was finally received by the contractor from Xero for repairs completed last winter after the fiber company cut the main power to three houses. The delay was due to easement issues. Xero claimed the District owned the easements, placing fault on Holy Cross for failing to mark them. Holy Cross informed Xero that the easements are owned by the residents, requiring an independent dig safe contractor to perform the markings, which was not done.
- A connection was made between the company Talley Hoe and Colorado Parks and Wildlife to arrange for placement of excess dirt west of Kokanee Lake. The intent is to prevent high water from connecting the lake to the river.
- CPW plans to survey the fish populations in all three lakes next spring and they may use some of the fish to help re-establish a warm-water fishery in the Gypsum Ponds. Large-mouth bass may be provided for the middle lake (Bass Lake) in exchange for fish taken, depending on current conditions in the lake. Zebra snail awareness signs were provided by CPW for posting.
- A discussion was held regarding parking and potential overflow parking following the Confluence construction. The possibility of removing the curb was mentioned to allow the dirt area east of the community center to be used for overflow parking but it was reported that this area is under a conservation easement which does not allow the area to be used for parking. Another option discussed involved utilizing the corner lot across from the community center by the Confluence project, which could provide additional parking spaces. An engineering firm is looking at how the area can be used for parking. Further discussion on this matter is planned with the Two Rivers Metropolitan District.

Other topics of discussion included the upcoming installation of new mailboxes and the associated logistics, as well as necessary repairs to the fencing around the pool and between the easements. According to the fire

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

mitigation evaluation, these fences require repair to help reduce the potential fire risk near the homes.

Accounts Payable

The Board reviewed the August 2025 through October 2025 accounts payable lists. By motion duly made and seconded it was unanimously

RESOLVED to ratify the August 2025 through October 2025 accounts payable lists as presented.

Approval of 2026 Proposed Meeting Calendar

The Board reviewed the proposed 2026 meeting calendar, confirming that Board meetings will continue to be held on the first Monday of the second month of each quarter, with the annual member meeting scheduled for the first Monday of December. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2026 Proposed Meeting Calendar as presented.

Approval of Fresh Mountains Lawns 2026 Proposal

The Board reviewed the proposal from Fresh Mountain Lawns for the 2026 landscaping season for the Association, noting a 5% increase as anticipated. Mr. Plizga presented a second proposal received on the day of the meeting, which reflected a price of nearly \$20,000 more. The Board discussed the quality of work performed by Fresh Mountain Lawns. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2026 Fresh Mountain Lawns proposal as presented.

Approval of DocAccess for Online Document Accessibility and Translation

The Board reviewed the proposal from DocAccess, a web-based program that enables documents posted on the Association's website to be accessible and translatable into most languages. Ms. Gembal explained that this program would help Spanish-speaking residents better understand the Association's governing documents and related materials. Clarification on

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

the pricing was provided. By motion duly made and seconded, it was unanimously

RESOLVED to approve the proposal for DocAccess for online document accessibility.

Annual Member Meeting

December 1, 2025 The Board discussed the upcoming annual member meeting, during which Katie Jenkins, Fire Mitigation Specialist from Eagle County, will be the guest speaker. The intention is for her to provide owner education on wildfire mitigation, including information on fire risk assessments and steps homeowners can take to protect their properties. The Board also inquired about the chipping program, and Mr. Plizga will follow up on potential opportunities for the community.

Other

Director Behrens brought forward the ongoing discussion to review and potentially amend the current Rules and Regulations, noting that some provisions may no longer be applicable. A work session among Board members is scheduled for next Tuesday to provide comments. Ms. Gembal reminded the Board not to draft any rules that conflict with the provisions of the Declaration, Bylaws, or Articles of Incorporation, as such rules would not be enforceable.

Preliminary 2026 Budget

Mr. Marchetti presented the preliminary 2026 budget for the Association, noting that the assessment had initially been proposed to remain the same as 2025, which would allow the budget to break even. This approach was also intended to help offset some of the property tax increases that residents will experience in 2026. The Board discussed whether dues should be increased to account for inflation and to build additional reserves for future projects or potential major cost increases. Following discussion, the Board decided to raise the dues to \$75 per month, a \$3 increase.

Mr. Marchetti also noted that all other expenditures had been adjusted for inflation, with the only remaining revision needed being the allocation of employee labor costs between the Association and the District, now that Confluence will require a portion of Mr. Plizga's time to oversee operations and daily activities. By motion duly made and seconded, it was unanimously

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

RESOLVED to adopt the 2026 proposed budget with the dues increase to \$75 per month, and subject to revision of the cost allocation between the HOAs and the District.

Financial Statements

Mr. Marchetti presented the preliminary financial statements as of September 30, 2025, noting that landscaping and irrigation expenses are expected to be lower than budgeted. He also mentioned the possibility of transferring additional funds from the reserve account to the newly established investment account with Edward Jones to achieve higher interest earnings.

Accounts Receivable

Ms. Gembal reported that most payment plans have expired and owners have been unable to complete them. She noted that she is working with the owners to reach a resolution. The Board reiterated the importance of making major efforts to bring these accounts current.

Executive Session

An executive session was held to discuss ongoing issues with the account for 11 Catfish Circle due to its extraordinary balance. Ms. Gembal requested the Board's consideration and approval of a resolution to refer the delinquent account to collections for noncompliance with an established payment plan. The owner had proposed a payment plan of \$100 per month prior to the meeting; however, given that it would take years to resolve at that rate and considering the account's history of late or missed payments over extended periods, the Board did not approve the proposed plan. By motion duly made and seconded, it was unanimously

RESOLVED to refer the delinquent account for 11 Catfish Circle to collections due to noncompliance with an established payment plan.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting