
RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting February 2, 2026

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. FEBRUARY 2, 2026

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
- Glen Tripp

The following director was absent and excused:

- Tom Behrens

Also in attendance were:

- Ken Marchetti, Marchetti and Weaver
- Magdalena Gembal, Recording Secretary for the Meeting
- Craig Plizga, Community Operations Manager
- Matt Baron, Resident
- Dustin Hall, Resident

Call to Order

The meeting of the Executive Board of the Two Rivers Homeowners Association was called to order on February 2, 2026 at 6:02 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 for Confluence at Two Rivers Community Association. It was noted that the agreement is currently being drafted and requires revisions for clarification.

Director Tripp further reported that feedback has been received from community members indicating a lack of interest in a pickleball court. Mr. Plizga discussed potential options to convert the existing basketball court into a multi-use court by

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painting additional lines and installing removable nets to accommodate various sports.

Appointment of Directors and Election of Officers

At the Annual Members Meeting held on December 1, 2025, two Board positions were open, and three candidates were nominated. As a quorum was not achieved at that meeting, election ballots were distributed to allow the current Board to make appointments at a subsequent meeting. Of the 21 ballots received, the two candidates receiving the highest number of nominations were Dustin Hall and Matt Baron. Upon motion duly made and seconded, it was unanimously

RESOLVED to appoint Dustin Hall and Matt Baron as Directors of the Board of Two Rivers Homeowners Association.

The floor was opened to nominations for officer positions. Director Andresen was nominated for President, Director Tripp for Vice President, Director Behrens for Treasurer, Director Hall for Secretary, and Director Baron for Assistant Secretary/Treasurer. Upon motion duly made and seconded, it was unanimously

RESOLVED to elect Director Andresen as the President, Director Tripp as Vice President, Director Berens as Treasurer, Director Hall as Secretary and Director Baron as Assistant Secretary/Treasurer.

Minutes

The Board reviewed the November 3, 2025, minutes included in the packet. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the November 3, 2025 Minutes of the Board of Directors as presented.

The draft Annual Members Meeting minutes were presented for review. Mr. Marchetti noted that the minutes will be submitted for approval of the members at the next Annual Members Meeting scheduled for December 7, 2026, but were presented to the Board for review at this time. No changes or corrections were noted.

Operations Manager Report

Mr. Craig Plizga presented his Operations Manager Report:

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- The barrier between Kokanee Lake and the Colorado River has been completed by Tally Ho.
- Colorado Booting has been engaged to enforce parking regulations in the Confluence area. Parking permits will be distributed, and existing HOA violations and applicable lake and grassy area rules will be communicated to residents at that time.
- Trinity will service the annual clean-up days. Roll-offs will be placed at the end of the Buffalo cul-de-sac, beginning with two units on Monday morning, replaced as filled, with final removal scheduled for Friday afternoon. Clean-up week is planned for the week following the community yard sale (historically the third Saturday of June).
- A brochure holder and bulletin board will be installed at the mailbox locations to serve as a community resource and posting area for upcoming events and services.
- Fire extinguishers will be installed on both floors of the community center, and a fire blanket will be placed near the stove. Pool maintenance improvements include replacement of seals on one pump and installation of a liquid chlorine feeder. Cables on the multi-station gym equipment will be replaced.
- Community center rentals have increased. February is fully booked, and April and May are nearing capacity; March currently has availability. The Community 4-H group will utilize the facility monthly (February–July). A dog obedience class is ongoing on Wednesday evenings. Exploremos, an Eagle Valley Land Trust program focused on reducing barriers for community members to enjoy outdoor recreation, will host a bear education class on April 14.
- A two-year recycling grant has been secured through Walking Mountains, providing free roadside recycling pickup for the community.
- Basketball court maintenance was discussed. The previously selected vendor is no longer in business. Existing hoops require new backboards, and one requires re-anchoring. Repairs may be completed without full replacement. Additional multi-sport enhancements were discussed.
- Citadel Security will provide Fourth of July security services. Service hours have been slightly reduced to control costs.
- Flock Safety proposals for license plate reader and/or video systems at the community entrance were reviewed, including installation and annual service costs.

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Accounts Payable

The Board reviewed the November 2025 through January 2026 accounts payable lists. By motion duly made and seconded it was unanimously

RESOLVED to ratify the November 2025 through January 2026 accounts payable lists as presented.

4th of July Security – Citadel Security Group, LLC

A proposal was reviewed for security patrol services during the Fourth of July, including fireworks control. It was noted that enforcement activity is typically minimal; however, the presence of security personnel is beneficial. It was further discussed that services may not be necessary in the event there is a fire ban in effect at the time due to dry conditions. By motion duly made and seconded it was unanimously

RESOLVED to approve the contract agreement for security services with Citadel Security Group, LLC, as presented.

Consideration of Engaging Legal Counsel to Monitor Foreclosure

Ms. Gembal announced that the Association had received notice of a foreclosure within the community. Legal counsel was contacted for guidance and offered to monitor the foreclosure proceedings for a fee of \$200. It was noted that the homeowner had previously been delinquent in Association dues but is currently paid in full. At this time, the Board elected not to engage legal counsel for foreclosure monitoring.

Covenant Enforcement Related to Ongoing Neighbor Dispute and Noise Complaints

Following the Annual Members Meeting, a complaint was received from an owner regarding noise concerns involving a neighboring property. Ms. Gembal consulted legal counsel regarding possible enforcement options.

Legal counsel advised that the Association's options are limited in such situations. The primary available action would be to issue a violation warning letter following

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investigation. However, if the issue ceases, it is considered cured, and the enforcement process must restart if the issue recurs. Counsel further advised that under applicable statute, enforcement action may only be taken if the nuisance impacts multiple owners. Complaints involving only a single neighboring property are considered private matters to be addressed directly between the owners, through mediation, or by contacting law enforcement.

It was also noted that statutory language provides for two independent 30-day cure periods and does not clearly define the duration required for a nuisance to be considered ongoing, further limiting enforcement options.

Legal counsel recommended amending the Covenant Enforcement Policy to state that the Association will not address noise or non-building-related complaints unless the issue impacts three or more owners. The cost to prepare the amendment was quoted at \$225.

The Board discussed that such an amendment would ensure enforcement actions are community-focused and avoid the appearance of favoritism toward individual owners. By motion duly made and seconded it was unanimously

RESOLVED to approve the amendment to the Covenant Enforcement Policy as recommended by legal counsel.

Consideration of Changing the May 4, 2026 Meeting Date

Ms. Gembal requested that the next Board meeting be rescheduled from May 4, 2026, to a later date due to a personal matter. The Board agreed to postpone the meeting by one week. The meeting was rescheduled to May 11, 2026, at 6:00 p.m. at the Community Center.

Financial Statements

Mr. Marchetti presented the preliminary financial statements as of December 31, 2025. The Balance Sheet was reviewed, including the investment account balance. Favorable variances were noted in interest income and across most expense categories. The ending fund balance was reported at approximately \$140,000.

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Accounts Receivable

Ms. Gembal reported that most accounts on payment plans are current. One account is currently in the 30-day demand letter process due to a balance exceeding three months past due and a recently reversed payment. It was noted that if payment or response is not received, authorization for turnover to collections will be requested through consent minutes.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting