Two Rivers Homeowners Association

NOTICE IS HEREBY GIVEN that a meeting of the Directors of the Executive Board of Two Rivers Homeowners Association will be held at the Two Rivers Community Center, Dotsero, Colorado on Monday, November 2, 2026, beginning at approximately 6:00 P.M.

AGENDA

1. Call to Order
2. Declaration of Quorum
3. Consideration of Agenda
4. Public Input
5. Consideration of Minutes
    a. May 11, 2026 Board Meeting (attachment)
6. New Business
    a. Operations Manager Report (attachment)
    b. Other Business
7. Action Items
    a. Ratification and Approval of June 2026 – October 2026 Payables (attachment)
    b. Consideration of 2027 Landscaping Maintenance Proposal – Fresh Mtn Lawns (attachment)
    c. Consideration of 2027 Proposed Meeting Calendar (attachment)
    d. Other
8. Board Member Discussion Items
    a. Design Review Board:
        i. Consideration of Adding Exterior Color "Celestial" (SW 6808) and Dried Thyme (SW 6186) to Approved List (attachment)
        ii. Consideration of 127 Pike Cir – Modular Home (attachment)
    b. Annual Member Meeting December 7, 2026
    c. Upcoming Two Rivers Metropolitan District Board Openings
    d. Other
9. Financial Matters
    a. Preliminary September 30, 2026 Financial Statements (attachment)
    b. Consideration of 2027 Budget (attachment)
    c. Accounts Receivable (separate attachment)
        i. Consideration of Proposed Plan by Owner (separate attachment)
    d. Fraud Prevention Reminder (attachment)
10. Executive session
    a. Consideration and Approval of Resolutions to Refer Delinquent Accounts to Collections Due to Payment Plan Defaults and/or Failure to Respond to Demand Letters (separate attachment)
11. Adjournment

DISTRIBUTION

Board of Directors		Other
Glen Tripp, Vice President	Term expires 2026	Ken Marchetti, CPA, Association Manager
Thomas Behrens, Treasurer	Term expires 2027	Craig Plizga, Community Operations Manager
Nancy Andresen, President	Term expires 2027	Magdalena Gembal, Account Manager
Dustin Hall, Secretary	Term expires 2028	Maria Galardo, Association Manager
Matt Baron, Asst. Secretary	Term expires 2028	

MINUTES OF THE BOARD OF DIRECTORS MEETING
TWO RIVERS HOMEOWNERS ASSOCIATION, INC.
MAY 11, 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
- Matt Baron
- Dustin Hall

The following director was absent and excused:

- Glen Tripp
- Tom Behrens

Also in attendance were:

- Ken Marchetti, Marchetti & Weaver. LLC
- Maria Galardo, Marchetti & Weaver. LLC
- Magdalena Gembal, Recording Secretary for the Meeting
- Craig Plizga, Community Operations Manager
- George Maddalone – Resident

Call to Order

The meeting of the Executive Board of the Two Rivers Homeowners Association was called to order on May 11, 2026 at 6:05 p.m., noting a quorum was present.

Mr. Marchetti introduced Ms. Maria Galardo to the Board. Ms. Galardo joined M&W two years ago in a CPA equivalent position and will be assuming many of Mr. Marchetti's duties over time.

Consideration of the Agenda

Director Baron requested that the Board consider allowing meetings to be held via Zoom, Teams, or another virtual platform. He noted that a virtual meeting option may provide greater flexibility and allow additional members to participate while managing other commitments. The matter was placed on the agenda for Board consideration.

Subject to Approval

Public Input None.

Minutes

The Board reviewed the February 2, 2026 minutes included in the packet. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the February 2, 2026 Minutes of the Board of Directors as presented.

Operations Manager Report

Mr. Craig Plizga presented his Operations Manager Report:

- Spring ballet class has ended; additional programming this season included two library usage classes, a Bear Aware class, and the recycle bin rollout.
- Pool is being cleaned and expected to be filled this week and opening expected for Memorial Weekend; a liquid chlorine system is being installed to reduce cyanuric acid buildup from chlorine pucks and improve long-term chemical balance.
- Confluence parking enforcement has begun, including booting vehicles parked outside designated areas, with ongoing issues from resident overflow parking.
- Bulletin board mounted with magnets on mailbox structure was dislodged by wind and will be resecured with stronger magnets; flyer dispensers remain installed with minimal usage observed.
- Fire extinguishers and a fire blanket have been installed in the community center; chipping program was completed with improved fire clearance along Buffalo Boulevard, though only four residents participated; flagpole is currently inoperable due to pulley failure.
- No River Jam events will occur this summer with leadership unable to be secured for the event series.
- Basketball backboard replacement is under review, with options including full replacement or lower-cost backboards with custom mounting brackets, pending feasibility review and Two Rivers Metro District input.
- Sidewalk near Minnow Loop has heaved approximately 3 inches likely due to tree/root activity with possible cottonwood removal; manhole near Bass area is bulging due to soil expansion; pool deck stairs have shifted affecting gate alignment with temporary repair planned and likely long-term replacement needed; grass portion of pool deck may be converted to concrete with sod used as a temporary solution.

Subject to Approval

- Alpine Engineering will be engaged to evaluate concrete and infrastructure issues; additional repair estimates are being obtained, including crack sealing and street-related concerns, with heavy vehicle traffic used as a temporary stabilization method.
- The Two Rivers Metro District is pursuing obtaining the corner lot in front of the community center for additional parking spaces to help alleviate demand; discussion included potential gate or traffic control measures near trail access, with concerns about emergency access and jurisdiction constraints.

Resident Mr. George Maddalone commented on increased e-bike and trail traffic near residential areas was discussed, with consideration of signage and non-permanent deterrents, but no formal action taken due to access and safety limitations.

Accounts Payable

The Board reviewed the February 2026 through May 2026 accounts payable lists. By motion duly made and seconded it was unanimously

> **RESOLVED** to ratify the February 2026 through April 2026 accounts payable lists and to approve the May 2026 accounts payable list as presented.

Updated Cost Sharing Agreement Between Two Rivers Metro District and Confluence at Two Rivers Comm. Assoc.

The Board reviewed the Updated Cost Sharing Agreement between Two Rivers Metro District, Two Rivers HOA and Confluence at Two Rivers Community Association. The agreement included a revised allocation methodology with a detailed breakdown across four categories for the metro district and Confluence, along with the Association's 29% allocation. It was noted that legal counsel had reviewed the updated agreement with minor revisions and confirmed it was generally in good order.

The Board discussed the allocation percentages, including Confluence's 8% share, which was clarified as being based on relative size and level of use compared to the broader Two Rivers and metro district components. Members confirmed that the cost-sharing allocations can be revisited at least annually during budget review and

Subject to Approval

adjusted if needed based on operational changes. By motion duly made and seconded it was unanimously

RESOLVED to approve the updated cost sharing agreement as presented.

DRB Review – New Home Proposal at 127 Pike Cir

The Board discussed a new home proposal at 127 Pike Circle. The proposed design features a modern, one-story home intended to be consistent with newer developments such as Confluence. The Board reviewed preliminary design concepts, noting the intent for a more minimal, contemporary style while still ensuring compatibility with the surrounding neighborhood. Parking was a key consideration, with discussion around whether the design would include a carport or garage and how final parking configuration would be resolved as the survey and plans are completed. Additional items noted included verification of tap fees, building permit status, and required landscape design compliance.

The Board agreed to provide a non-binding preliminary indication of support for the home model, subject to further review of complete architectural plans and confirmation of garage/carport placement, parking compliance, and square footage requirements. It was emphasized that all final design elements, including landscaping and improvements, must still be formally submitted for DRB approval prior to construction.

Association Landscape Considerations in Response to Water Restrictions

The Board reviewed Association landscape considerations in response to water restrictions and related guidance from Altitude Law. Discussion centered on current and anticipated water use requirements, including irrigation restrictions, and noted that final restrictions are set by the Two Rivers Metro District, which would be discussed at the next meeting. Members also discussed the contrast between conservation efforts and new turf installation at Confluence, as well as the importance of balancing aesthetics, curb appeal, and water conservation across common landscape areas, including main corridors such as Buffalo Boulevard.

The Board further discussed potential strategies to reduce water usage, including allowing turf to remain in a dormant state with reduced watering schedules, as well as exploring xeriscaping and native, drought-tolerant landscaping for future improvements. Available rebate and grant programs were also noted, including HOA-level and homeowner-level incentives for turf removal, irrigation efficiency

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upgrades, and rainwater collection systems through regional conservation programs.

Electric Vehicle Charging Stations Grant – Walking Mountains

The Board discussed an Electric Vehicle (EV) charging station grant opportunity through Walking Mountains, which could cover up to 80% of installation costs for Level 2, dual-port charging station. It was noted that Walking Mountains would assist with much of the project work, and that grant funding is currently available but time-sensitive. Members discussed potential locations, including underutilized or corner parking areas, while also acknowledging existing parking constraints and the need for coordination with the Two Rivers Metro District and related stakeholders.

The Board further discussed operational considerations, including whether charging stations could serve a dual-purpose use with parking, pricing and management options through third-party systems such as ChargePoint, and the ability to control availability and rates for residents versus non-residents. The Board agreed to keep the opportunity under consideration and coordinate further with the Metro District and grant representatives before making any decisions.

Other

The Board discussed the possibility of conducting meetings via virtual platforms such as Zoom, Microsoft Teams, or Google Meet, including options for hybrid participation. Mr. Marchetti expressed a preference for either fully in-person or fully virtual meetings, noting that hybrid formats can be difficult to manage without appropriate infrastructure, while Director Baron supported offering a virtual option to improve accessibility when members are unable to attend in person. The Board also discussed potential equipment such as an "Owl" system or similar technology to support hybrid meetings, and generally agreed that adequate infrastructure would be necessary to ensure meetings remain effective and well-managed, with the matter to be revisited in future discussions.

Financial Statements

The Board reviewed the Preliminary April 30, 2026 Financial Statements. Ms. Galardo reported that the Association is performing close to budget, with expenses slightly under due to timing, and projected year-end 2026 results of approximately $143,000. She presented the preliminary 2027 budget, which includes a proposed 4% increase in assessments, and opened discussion for Board feedback given the

Subject to Approval

Association's healthy reserve position and the need to determine appropriate budget priorities for 2027.

Mr. Marchetti noted prior-year surplus revenue and a near break-even outlook for the current and upcoming years, questioning whether current assessment levels are necessary if funds are not fully utilized, and suggesting consideration of contingency reductions or alternative allocations. He also referenced the preliminary assessed values reflect changes to the State assessment rate, which increased from 6.25% to 6.8%, applied after an actual value adjustment equal to the lesser of $70,000 or 10% of actual value. He also discussed the possible offset through infrastructure and recreation fees to maintain an overall estimated 4% total increase. The Board agreed the item remains under discussion, with additional review to occur in upcoming meetings prior to budget adoption.

Accounts Receivable

Ms. Gembal reported that most accounts on payment plans are current, and she is working on those accounts that have more than three months past due. Discussion also revolved around the one account that was turnover to collections in 2025 and the progress being made by legal counsel.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting

Subject to Approval

November 2026 Two Rivers HOA Operations Report

- Pool was difficult this year. I was fighting algae from the day the fertilizer was dropped in the pool.
    - I am in the process of replacing the various connectors of the cover to hopefully tie it down a little better when the wind blows, to extend its life.
    - Working on getting a handicap chair installed.
        - We are not allowed to wire the chair; it is too close to the water. Now I am looking at locking battery cases or possibly adding a hydraulic line to run the chair.
- Basketball backboards and hoops were replaced this fall. Though we kept the main support structures, those structures were reset in the court to resolve the broken bolt, and we reinforced the backboard to ensure its rigidity.
- Room rentals have been very busy this fall, November only has two open weekend days. The food bank continues to come every other week—come winter it will be back to weekly. Bookmobile have been a regular here through the summer on Thursday afternoons. We are again hosting the ballet class every Wednesday, and we hosted flu shots for eagle county health.
- Sprinkler blow out is going well he should be done by the Friday before this meeting.
- Outreach committee is awesome, as most of you know they hosted their 1st event in October—and have a holiday bazaar scheduled for December 13th. Are there other community committees we might need? Maybe an outdoor or recreation committee?
- The streetlight along Buffalo blvd should soon be replaced, the light has been ordered then he needs to put it together before putting it up.
- New colors for the housing pallet. If you go up the Stephens Drive hill, you can really see which houses have new colors vs original colors—the original colors are kind of dated.
- I am working on the planning of the parking lot. Eagle county has a lot of rules determining what we cannot do. Two entrances is currently not an option, and we increase the number of spots more rules come into play.
    - Hopefully I have two options for you to look at.
- Based on Google reviews TRV is rated the best housing development in Gypsum.

Two Rivers HOA

Accounts Payable - June 2026

Vendor	Amount	Description
American Conservation & Billing	1,127.00	HOA Billing - May
Auto Owners Insurance	2,687.00	General, Liability, Directors Insurance Renewal 2026-27
CAIS	352.00	Worker's Insurance Renewal 2026-27
Fresh Mtn Lawns	17,999.00	Landscaping Maintenance - May
Marchetti & Weaver, LLC	2,358.93	Accounting and Admin - Apr
SavATree	4,383.00	Weed and Fertilization Treatment
Payables to be Ratified at Meeting:	**28,906.93**	

Two Rivers HOA

Accounts Payable - July 2026

Vendor	Amount	Description
Altitude Community Law	293.00	Collection Cost (Pass Through to Owner)
American Conservation & Billing	1,087.00	HOA Billing - May
CitaDel	1,089.24	July 4th Security
Fresh Mtn Lawns	14,368.00	Landscaping Maintenance - May
Marchetti & Weaver, LLC	4,813.74	Accounting and Admin - Apr
Payables to be Ratified at Meeting:	**21,650.98**	

Two Rivers HOA

Accounts Payable - August 2026

Vendor	Amount	Description
American Conservation & Billing	1,147.00	HOA Billing - July
Fresh Mtn Lawns	14,368.00	Landscaping Maintenance - July
Marchetti & Weaver, LLC	1,978.36	Accounting and Admin - Jun
SavATree	4,536.00	Weed Control & Fertilizer
Payables to be Rafitied at Meeting:	**22,029.36**	

Two Rivers HOA

Accounts Payable - September 2026

Vendor	Amount	Description
Altitude Community Law	250.00	Collection Cost (Pass Through to Owner)
American Conservation & Billing	1,142.00	HOA Billing - Aug
Fresh Mtn Lawns	14,418.00	Landscaping Maintenance - Aug
Marchetti & Weaver, LLC	5,452.28	Accounting and Admin - Jul & Aug
Payables to be Ratified at Meeting:	**21,262.28**	

Two Rivers HOA

Accounts Payable - October 2026

Vendor	Amount	Description
Altitude Community Law	45.00	Collection Cost (Pass Through to Owner)
American Conservation & Billing	1,232.00	HOA Billing - Sept
Fresh Mtn Lawns	33,687.00	Landscaping Maintenance - Sept & Irrigation Blowout
Payables to be Ratified at Meeting:	**34,964.00**	

FRESH MTN. Lawns & Irrigation

500 Homestead Dr.

Edwards CO, 81632

Alex D. Koran

(970) 390-5859 cell

Lawn Care Management Proposal

Property: Two Rivers HOA

Address:

City/State/Zip: Dotsero, CO 81637

Date: 9-28-2026

Fresh Mtn. Lawns & Irrigation has provided the following proposal for a Lawn Care Maintenance Program for the 2027 season. If you have any questions, please feel free to contact me at the number above.

SPRING CLEANUP: **Cost: Included in total amount**

Spring cleanup preparation and duties to include: All leaves, pine needles, pine cones and miscellaneous debris will be collected and removed from property, aeration of lawn, proper sweeping and blowing of all driveways and sidewalks.

WEEKLY GROUNDS MAINTENANCE: **Cost $3,703.00 weekly**

Weekly lawn mowing and maintenance of entire property to start May 1st through September 30th. Weekly ground maintenance to include: Lawn mowing of entire property, edging and weed eating of all sidewalks and driveways, cleanup of pine needles, pine cones cleanup of sidewalks and driveways, weekly maintenance and up keep of irrigation system.

COMPLETE MAINTENANCE OF IRRIGATION SYSTEM:

1. **IRRIGATION STARTUP AND AUDIT: Cost $12.00 per zone**

   Irrigation startup consists of turning on the system and checking all heads, nozzles, and valves. An irrigation audit will be performed to make sure there is head to head coverage and the system is functioning to its full capabilities.

2. **IRRIGATION BLOW OUT AND WINTERIZATION: Cost $12.00 per zone**

   Winterization will consist of blowing out the system with an air compressor to make sure no water is left in the lines that could cause breaks in the line for the next season. Any repairs that need to be made to heads, nozzles, and valves will be done to prepare the system for the upcoming spring season.

3. **IRRIGATION REPAIR: Cost $50.00 per hour**

   Plus Cost of Parts

   Repairs will need to be made throughout the growing season to irrigation heads, nozzles, and valves to keep the irrigation system performing to its full capabilities.

FALL CLEANUP: Cost: Included in total amount

Fall Clean-up preparations and duties to include: All leaves, pine needles, pine cones and miscellaneous debris will be collected and removed from property, proper sweeping and blowing of all driveways and sidewalks.

If we need to reschedule the mowing of lawn, due to items left in the yard an additional charge of $45.00 per reschedule will be assessed to the association. Rescheduling of irrigation startup or blowout an additional charge of $45.00 will be accessed per time.

After irrigation clocks have been set, an additional charge of $45.00 per time will be accessed if irrigation run times are changed by homeowners and need to be re-adjusted.

TOTAL ANNUAL COST FOR LAWN MAINTENANCE/FALL-SPRING CLEANUP: $81,466.00

BLOW OUT & IRRIGATION START-UP:

$12.00 PER ZONE

MONTHLY BILLING

TOTAL COST FOR MAY: $14,812.00 PLUS IRRIGATION START UP

TOTAL COST FOR JUNE: $18,515.00

TOTAL COST FOR JULY: $14,812.00

TOTAL COST FOR AUGUST: $14,812.00

TOTAL COST FOR SEPTEMBER: $18,515.00 PLUS BLOWOUT

TOTAL ANNUAL COST: $81,466.00 PLUS BLOWOUT & STARTUP

Metropolitan District

2027 Proposed Meeting Schedule

Meetings start at 6:00 pm unless otherwise indicated
Meeting location: Community Center, 80 Lake Shore Dr, Gypsum CO 81637

Month	Meeting	Date
February	Regular Meeting	February 1, 2027
May	Regular Meeting	May 3, 2027
August	Regular Meeting	August 2, 2027
November	Regular Meeting	November 1, 2027
December	Regular Meeting	December 6, 2027

Holiday Meeting Annual Member Meeting

Jan-27

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Feb-27

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Mar-27

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Apr-27

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May-27

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Jun-27

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Jul-27

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Aug-27

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Sep-27

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Oct-27

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Nov-27

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Dec-27

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SA

SW 6808

Celestial

FULL DETAILS

This enchanting bright shade with its periwinkle undertones can create heavenly accents throughout your home. Consider on doors, fireplaces or cabinets.

Sample this color:

 FREE Color Chip

 Paint Sample

Or, shop paint:

 Interior Paint

 Exterior Paint

SW 6186

Dried Thyme

FULL DETAILS

This organic, outdoorsy shade feels fresh and sophisticated - perfect for making a statement on kitchen cabinets. A hint of blue keeps it cool and calming.

Sample this color:

FREE Color Chip

Paint Sample

Or, shop paint:

Interior Paint

Exterior Paint

Design Review Board/Architectural Variance Request

Submission of Plans to Design Review Board (DRB)/Architectural Guidelines Committee (AGC)

Name Cesar Solano and Alex Chavez
Address 127 Pike Circle / PO Box 352
City/State/Zip Gypsum, CO 81637
Phone(s) H: 970.342.7092-Cesar W: 970.471.5808 - Alex
Date Submitted 9/4/26 Date Received by DRB/AGC 09/07/26

In accordance with the HOA covenants, easements, charges, and liens ("Declaration") and the association's rules and regulations, I request your consent to make the following changes, alterations, renovations, additions and/or removals to my unit (please explain below):

Approval for new construction. New construction consist of a Modular type of home to be installed on the property.

[Please attach a detailed (to scale) drawing or blueprint of your plan(s) and a copy of your community plat in duplicate.]

Is this an amendment to a previous request? No

if yes, approximate date of previous request: n/a

I understand that under the declaration and the rules and regulations, the committee will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

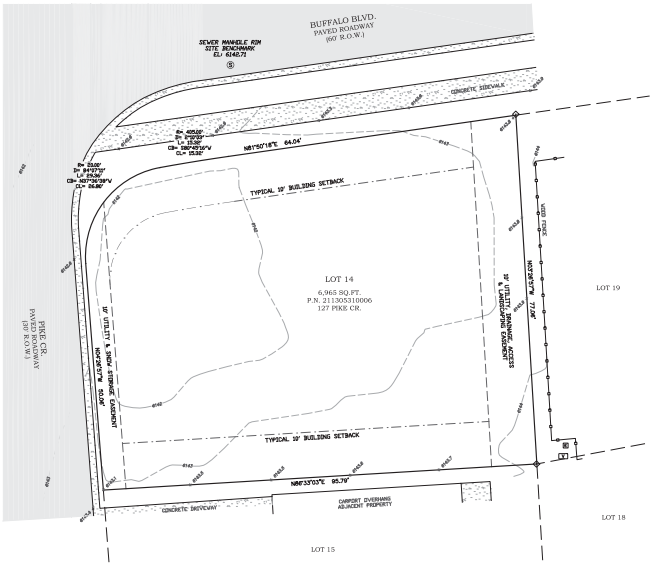
1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the HOA, its board of directors, its agent and the committee have no responsibility with respect to such compliance and that the board of directors' or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.
8. I understand that a decision by the committee is not final and that the board of directors may reverse or modify a decision by the committee upon the written application of any owner made to the board of directors within ten (10) days after the committee makes its decision.
9. The contractor is: The owners are the builders.
10. If approved within fourteen (14) days, the work would start on or about 11/1/2026 or upon permit approval (Eagle County) whicheven happens sooner. and would be completed by approximately Sept 30th, 2027.
11. Any work not started on or before _____ is not approved and later construction must be subject to re-submittal to the committee.

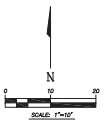
Signature: Alex Chavez, Owner Date: 9/4/2026

Please email this to magdalena@mwcpaa.com **and** trmdoperations@gmail.com or mail to: TRHOA, c/o Marchetti & Weaver, LLC, 28 2nd St, unit 213, Edwards, CO 81632 **and** 80 Lake Shore Dr, Gypsum, CO 816327.

TOPOGRAPHIC MAP

Lot 14, Block 8, Two Rivers Village
Town of Gypsum, Eagle County, Colorado





LEGEND

- FOUND 60D NAIL (APPROXIMATE PROPERTY CORNER)
- SEWER MANHOLE
- CATV VAULT
- ELECTRIC METER

NOTES

1. DATE OF SURVEY: APRIL 24, 2026.
2. THIS TOPOGRAPHIC MAP IS BASED ON THE AMENDED FINAL PLAT OF TWO RIVERS VILLAGE, RECORDED MAY 14, 2003 AT RECEPTION NO. 833300, EAGLE COUNTY.
3. THIS TOPOGRAPHIC MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, ANY EXCEPTIONS TO THE TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN RESEARCHED BY MERIDIAN LAND SURVEYING, LLC.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION J-280 HAVING A PUBLISHED ELEVATION OF 6421.36'.
5. THE ABOVE MENTIONED PLAT REFERENCES A MINIMUM FINISH FLOOR ELEVATION OF 6143.0 (NAVD88) FOR THIS LOT. THIS REFERENCED ELEVATION SHOULD BE VERIFIED PRIOR TO ANY DESIGN AND/OR CONSTRUCTION ON THIS PROPERTY.
6. ONLY THE TYPICAL 10' BUILDING SETBACK IS SHOWN HEREON. BUILDING ENVELOPE INFORMATION MAY BE DIFFERENT FOR GARAGES AND SHOULD BE OBTAINED PRIOR TO ANY DESIGN AND/OR CONSTRUCTION ON THIS PROPERTY.
7. CONTOUR INTERVAL EQUALS 1 FOOT.

SURVEYOR'S CERTIFICATION

I, D. ERON WATTS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY TO CEAL GROUP LLC, THAT THIS TOPOGRAPHIC MAP IS THE RESULT OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

D. ERON WATTS, PLS 38403
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR



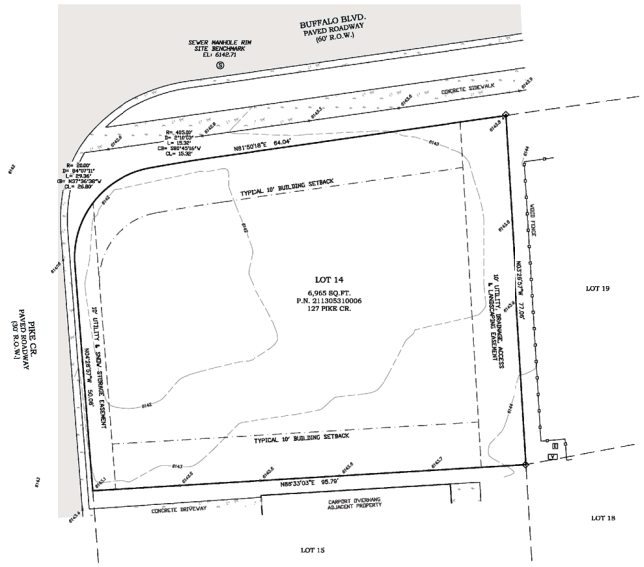
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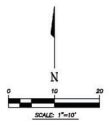
TOPOGRAPHIC MAP LOT 14, BLOCK 8, TWO RIVERS VILLAGE, PH.1 TOWN OF GYPSUM, EAGLE COUNTY, COLORADO 127 PIKE CIR.	DWG NO. 3626-01 DATE 04/28/2026 FD/DFS DK/EW SHEET 1 OF 1

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 3225 Gypsum, CO 81637
(970) 524-3963

TOPOGRAPHIC MAP

Lot 14, Block 8, Two Rivers Village
Town of Gypsum, Eagle County, Colorado





LEGEND

- FOUND 60D NAIL (APPROXIMATE PROPERTY CORNER)
- SEWER MANHOLE
- CATV VAULT
- ELECTRIC METER

NOTES

1. DATE OF SURVEY: APRIL 24, 2026.
2. THIS TOPOGRAPHIC MAP IS BASED ON THE AMENDED FINAL PLAT OF TWO RIVERS VILLAGE, RECORDED MAY 14, 2003 AT RECEPTION NO. 833300, EAGLE COUNTY.
3. THIS TOPOGRAPHIC MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, ANY EXCEPTIONS TO THE TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN RESEARCHED BY MERIDIAN LAND SURVEYING, LLC.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION J-280 HAVING A PUBLISHED ELEVATION OF 6421.36'.
5. THE ABOVE MENTIONED F.A.T REFERENCES A MINIMUM FINISH FLOOR ELEVATION OF 6143.0 (NAVD88) FOR THIS LOT. THIS REFERENCED ELEVATION SHOULD BE VERIFIED PRIOR TO ANY DESIGN AND/OR CONSTRUCTION ON THIS PROPERTY.
6. ONLY THE TYPICAL 10' BUILDING SETBACK IS SHOWN HEREON. BUILDING ENVELOPE INFORMATION MAY BE DIFFERENT FOR GARAGES AND SHOULD BE OBTAINED PRIOR TO ANY DESIGN AND/OR CONSTRUCTION ON THIS PROPERTY.
7. CONTOUR INTERVAL EQUALS 1 FOOT.

SURVEYOR'S CERTIFICATION

I, D. ERON WATTS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY TO CEAL GROUP LLC, THAT THIS TOPOGRAPHIC MAP IS THE RESULT OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

D. ERON WATTS, PLS 38403
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR

COLORADO LICENSED
D. ERON WATTS
38403
4-26-26
PROFESSIONAL LAND SURVEYOR

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TOPOGRAPHIC MAP LOT 14, BLOCK 8, TWO RIVERS VILLAGE, PH.1 TOWN OF GYPSUM, EAGLE COUNTY, COLORADO 127 PIKE CIR.	DWG NO.: 26016-01 DATE: 04/28/2026 FILE(P): DW/EW SHEET: 1 OF 1

MERIDIAN
LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0963

DATE:

GENERAL CONTRACTOR'S INFORMATION:
CEAL GROUP, LLC.
ADDRESS:
P.O. BOX 351, GYPSUM CO. ZIC. 81637

CEAL GROUP RESIDENCE
CESAR BOLANO & ALEX CHAVEZ
121 PIKE CIRCLE
GYPSUM, COLORADO ZIC.81637

DATE	REV. NO.	REV. BY	REVISED ITEMS

SHEET TITLE:
LOT SURVEY

SCALE:
3/8" = 1'-0"

PROJ. NO.	26-103
DATE:	01-11-26
DRAWN BY:	AG
CHECKED BY:	AG/SC

SHEET NUMBER
A0.2 / OF .

ABBREVIATIONS:

AB	ANCHOR BOLT	FA	FIRE ALARM	PLAM	PLASTIC LAMINATE
AC	AIR CONDITIONING	FD	FLOOR DRAIN, FIRE DAMPER	PLTR	PLASTER
ACO	ACOUSTICAL	FDN	FOUNDATION	PLYWD	PLYWOOD
ACT	ACOUSTICAL CEILING TILE	FE	FIRE EXTINGUISHER	PREFAB	PREFABRICATED
ADD	ADDITION	FEC	FIRE EXTINGUISHER CABINET	PSF	POUNDS PER SQUARE FOOT
ADJ	ADJACENT, ADJUSTABLE	FIG	FIGURE	PSI	POUNDS PER SQUARE INCH
AFF	ABOVE FINISHED FLOOR	FIN	FINISH	PT	POINT
AGGR	AGGREGATE	FIX	FIXTURE	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM	FLASH'G	FLASHING	PVMT	PAVEMENT
ALT	ALTERNATE	FLR	FLOOR	QT	QUARRY TILE
APPROX	APPROXIMATE	FLUOR	FLUORESCENT	QTY	QUANTITY
ARCH	ARCHITECTURAL	FOC	FACE OF CONCRETE	R	RISER
ASPH	ASPHALT	FOM	FORM MASONRY	RAD	RADIUS
AUTO	AUTOMATIC	FR	FIRE RESISTANCE (RETARDANT)	RC	RUBBER COVE
AUX	AUXILLARY	FRGB	FIRE RATED GYPSUM BOARD	RD	ROOF DRAIN
AVE	AVENUE	FRP	FIBERGLAS REINFORCED PANEL	REF.	REFERENCE
AWN	AWNING	FTG	FOOTING	REFR	REFRIGERATOR
BATH	BATHROOM	FURN	FURNISH, FURNISHED	REGR	REGISTER
BD	BOARD, BOND	FURR	FURRED(ING)	REINF	REINFORCED(LING)
BLDG	BUILDING	G	GLOSS	REQ'D	REQUIRED
BLKG	BLOCKING	GA	GAUGE	REFL	REFLECTED(IVE)
BM	BENCHMARK, BEAM	GAL	GALLON	RM	ROOM
BOT	BOTTOM	GALV	GALVANIZED	RO	ROUGH OPENING
BRG	BEARING	GB	GRAB BAR	ROW	RIGHT OF WAY
BSMT	BASEMENT	GC	GENERAL CONTRACTOR	RUB	RUBBER
CAB	CABINET	GL	GLASS	SC	SOLID CORE
CEM	CEMENT (TIOUS)	GPM	GALLON PER MINUTE	SCHED	SCHEDULE
CER	CERAMIC	GYP	GYPSUM BOARD	SEC	SECTION
CFM	CUBIC FEET PER MINUTE	HB	HOSE BIBB	SG	SEMI-GLOSS
CIP	CAST IRON	HC	HOLLOW CORE	SH	SHELF
CIP	CAST IN PLACE	H/C	HANDICAP (PED)	SHTG	SHEATHING
CIRC	CIRCUMFERENCE	H/D	HAND DRYER	SIM	SIMILAR
CJ	CONTROL JOINT	HDCP	HANDICAPPED	SLR	SEALER
C/L	CENTERLINE	HDWR	HARDWARE	SPEC'S	SPECIFICATIONS
CLG	CEILING	HM	HOLLOW CORE	SPKL	SPRINKLER
CLOS	CLOSET	HORIZ	HORIZONTAL	SQ	SQUARE
CLR	CLEAR(ANCE)	HP	HORSE-POWER	SS	STAINLESS STEEL
CM	CENTIMETER(S)	HR	HOUR	ST	STAIN
CMU	CONCRETE MASONRY UNITS	HT	HEIGHT	STD	STANDARD
CO	CLEAN OUT	HTR	HEATER	STL	STEEL
COL	COLUMN	HVAC	HEATING, VENTILATING AIR CONDITIONING	STOR	STORAGE
COMP	COMPOSITION	HW	HOT WATER	STRUCT'L	STRUCTURAL
CONF	CONFERENCE	HWY	HIGHWAY	SUSP	SUSPENDED
CONSTR	CONSTRUCTION	IN	INCHES	SYS	SYSTEM
CONT	CONTINUOUS	INBD	INBOARD	T	TREAD
CONTR	CONTRACTOR	INCAN	INCANDESCENT	TEL	TELEPHONE
CORR	CORRIDOR, CORRUGATED	INSUL	INSULATION	TEMP'D	TEMPERED
CPT	CARPET	INT	INTERIOR	TEMP	TEMPERATURE
CT	CERAMIC TILE	JB	JUNCTION BOX	T & B	TOP & BOTTOM
CTR	CENTER, (S) COUNTER	JAN	JANITOR	T & G	TONGUE & GROOVE
CW	COLD WATER	JST	JOIST	THK	THICK
DBL	DOUBLE	JT	JOINT	TINT'D	TINTED
DEG	DEGREE	KIT	KITCHEN	TO	TOP OF
DEMO	DEMOLISH, DEMOLITION	LAB	LABORATORY	TOC	TOP OF CURB
DEPT	DEPARTMENT	LAM	LAMINATE	TRTD	TREATED
DF	DRINKING FOUNTAIN	LAV	LAVATORY	TRZ	TERRAZO
DIA	DIAMETER	LIN	LINEAR	TYP	TYPICAL
DIAG	DIAGRAM, DIAGONAL	LT	LIGHT	UON	UNLESS OTHERWISE NOTED
DIM	DIMENSION	LWC	LT. WT. CMU	UR	URINAL
DN	DOWN	MAS	MASONRY	VCT	VINYL COMPOSITION TILE
DPROOF	DAMPPROOFING	MATL	MATERIAL	VERT	VERTICAL
DR	DOOR	MAX	MAXIMUM	VNL	SHEET VINYL
DS	DOWNSPOUT	MECH	MECHANICAL	VOL	VOLUME
DTL	DETAIL	MEZZ	MEZZANINE	VTR	VENT THROUGH ROOF
DWG	DRAWING	MFR	MANUFACTURER	VWC	VINYL WALL COVERING
DWR	DRAWER	MH	MANHOLE	W/	WITH
E	ENAMEL	MIN	MINIMUM, MINUTE	WC	WALL COVERING
EA	EACH	MISC	MISCELLANEOUS	WD	WOOD
EB	EXPANSION BOLT	MO	MASONRY OPENING	WDW	WINDOW
EJ	EXPANSION JOINT	MS	MOP SINK	WGL	WIRE GLASS
EL	ELEVATION	MTD	MOUNTED	WH	WATER HEATER
ELEC	ELECTRICAL	MTL	METAL	W/O	WITHOUT
ELEV	ELEVATOR	MW	MICROWAVE IN CONTRACT	WP	WATERPROOFING
EMER	EMERGENCY	NO	NUMBER	W/R	WATER RESISTANT
EP	EPOXY PAINT	NT	NATURAL	WRGB	WATER-RESISTANT GYPSUM BOARD
EQ	EQUAL	NTS	NOT IN SCALE	WSCT	WAINSCOT
EQUIP	EQUIPMENT	OC	ON CENTER(S)	WTR	WATER
EST	ESTIMATE	OFF	OFFICE	WT	WEIGHT
EW	EACH WAY	OFRD	OVERFLOW ROOF DRAIN	WWF	WELDED WIRE FABRIC
EWC	ELECTRIC WATER COOLER	OPNG	OPENING		
EWH	ELECTRIC WATER HEATER	OUTBD	OUTBOARD		
EXIST	EXISTING	P	PAINT		
EXH	EXHAUST	PF	PREFINISHED, POURED FIR		
EXP	EXPANSION, EXPOSED	PKG	PARKING		
EXT	EXTERIOR	P/L	PLATE, PROPERTY LINE		

NOTE:
This list may not be all inclusive of abbreviations used.

ARCHITECTURAL SYMBOLS AND MATERIALS

- SECTION/DETAIL NUMBER
- SHEET WHERE CUT/OCCURS
- DIRECTION OF ELEVATION
- ELEVATION DETAIL NUMBER
- SHEET WHERE DRAWN
- DETAIL NUMBER
- SHEET WHERE DRAWN
- AREA OF DETAIL TO BE ENLARGED
- DEMOLITION NOTE
- WINDOW TYPE
- ROOM NAME
- ROOM NUMBER
- DOOR TYPE NUMBER
- SPOT ELEVATION (PLAN)
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- TO BE DEMOLISHED
- NEW CMU W/BRICK VENEER
- NEW CMU WALL
- NEW CONCRETE WALL
- PARTITION TYPE NUMBER

- TAPERED INSULATION
- BATT INSULATION
- CONCRETE-PLAN
- CONCRETE-SECTION
- GYP. BOARD-SECTION
- METAL STUD-PARTITION
- SAND OR GRAVEL FILL
- STEEL-SECTION
- WOOD BLOCKING
- CMU-SECTION
- EARTH
- UNDISTURBED EARTH
- GRASS
- HARDBOARD

CODE INFORMATION

OCCUPANCY GROUP	R -3 (MOBILE HOME)
CONSTRUCTION TYPE	REF. MANUFACTURER
OCCUPANT LOAD:	REF. MANUFACTURER
ALLOW FLOOR AREA:	REF. MANUFACTURER
ACTUAL FLOOR AREA	1171 SF.
EXITS REQUIRED	REF. MANUFACTURER
EXITS PROVIDED	REF. MANUFACTURER
FIRE PROTECTION:	SMOKE DETECTORS
ALLOWABLE HEIGHT:	REF. MANUFACTURER
ACTUAL HEIGHT:	REF. MANUFACTURER

MOBILE-HOME
MAIN LEVEL = 1171 SQFT.
PARKING GARAGE = 600 SQ. FT.
1 STORAGE ROOM

TOTAL SF= 2171 SQ. FT.

HABITABLE SPACE =1171 SQ. FT.

-1PER/DUB COVERAGE = 3300 SQ. FT.
(INCLUDING ROOF OVERHANG, DRIVEWAYS, SIDEWALKS, PARKING AREAS & COMPACTED GRAVEL)

-LOT SIZE = .61± ACRE (6,360 SF.)

ZONE

GOVERNING CODES FOR EAGLE COUNTY:
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2023 NATIONAL ELECTRICAL CODE (NEC)

DESIGN STANDARDS

FROST DEPTH (48").

ZONING CLASSIFICATION

RESIDENTIAL

GOVERNING AGENCIES

EAGLE COUNTY BUILDING DEPT.
500 BROADWAY ST.
EAGLE, COLORADO 81631
PHONE: 970-328-8761

DESIGN REVIEW

TWO RIVERS ESTATES AND TWO RIVERS VILLAGE PLANNED UNIT DEVELOPMENT.
500 BROADWAY ST.
EAGLE, COLORADO 81631
PHONE: 970-328-8760

PROJECT TEAM

GENERAL CONTRACTOR
CEAL GROUP, LLC.
P.O. BOX 352
GYPSUM, CO. ZIP. 81637
Ceilgroup3 @ gmail.com

DESIGNER
ALVARO GARZA
160 LESLEY ST. #118
MANLIUS, NEW YORK. 13104
PHONE: (315) 256-2340
alvgar08 @ gmail.com

ENGINEER CONSULTANT
EUING ENGINEERING, INC.
ALBERT N. EUING
P.O. BOX: 3526
VAIL, COLORADO 81658
PHONE: (970) 949-5153
euing-vail@ comcast.net

NOTES:

NEW CONSTRUCTION FOR:

CEAL GROUP RESIDENCE

LOCATED AT
127 PIKE CIRCLE
GYPSUM, CO. ZIP. 81637

LEGAL DESCRIPTION:

LOT 14, BLOCK B, TWO RIVERS VILLAGE, PH1
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO.

DRAWING INDEX:

ARCHITECTURAL

A0.0 INDEX, SYMBOLS, ABBR., LOC. MAP, 4 CODE
A0.1 LOT SURVEY
A1.0 SITE PLAN WITH NEW FINISHED GRADE ELEVS.
A1.1 NEW LANDSCAPE PLAN
A2.1 FIRST FLOOR PLAN/ WALL TYPES
A3.0 ELEVATIONS
P3.0 INSTALLATION/ WASTE & WATER LINE PLAN

STRUCTURAL

GENERAL NOTES

1. THE SUBCONTRACTOR (S) SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.
2. PROVIDE WATER RESISTANT SHEET ROCK AT ALL APPLICATIONS WHICH MAY BE SUBJECT TO THE ADVERSE EFFECTS OF MOISTURE.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR THE PAYMENT FOR AND ACQUISITION OF ALL REQUIRED PERMITS AND FEES ASSOCIATED WITH THE PROJECT.
4. DO NOT SCALE THE DRAWINGS. IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE DESIGNER FOR CLARIFICATION.
5. ALL DIMENSIONS OF NEW WALLS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE ON DRAWING.
6. DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE SUBCONTRACTOR (S) SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.
7. ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTURER'S WARRANTY, UNLESS NOTED OTHERWISE, AND ARE TO BE STORED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. DAMAGED ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ALL EXPOSED STEEL SURFACES THAT ARE WELDED ARE TO BE GROUND SMOOTH, PRIMED AND PAINTED.
9. ITEMS OF EQUIPMENT OR CONSTRUCTION NOTED N.I.C. ARE NOT TO BE PROVIDED UNDER THE CONTRACT, AND UNLESS NOTED OTHERWISE SHALL BE FURNISHED AND INSTALLED BY OWNER'S SEPARATE CONTRACT.
10. PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. ANY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER OR TENANT.
11. THE SUBCONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE DESIGNER, GENERAL CONTRACTOR, OWNER AND TENANT.
12. ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT, UNDER NO CONDITION DOES THE OWNER HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY THE SUBCONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.
13. THE SUBCONTRACTOR'S SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF, THE SCOPE OF WORK.
14. CHANGES OR DEVIATIONS FROM THE DOCUMENTS MADE BY THE SUBCONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE G.C. / OWNER, ARE CONSIDERED UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE DESIGNER + OWNER OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THEREFROM.
15. IT IS THE SUBCONTRACTOR'S SOLE RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE DESIGNER WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE SUBCONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE DESIGNER + OWNER OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE SUBCONTRACTOR OF RESPONSIBILITY RELATING TO THE MATTER.
16. THE SUBCONTRACTORS SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THE INSTALLATION OF ALL NEW UTILITIES AND METER LOCATIONS WITH THE UTILITY COMPANY OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
17. WITH THE MONTHLY PAY REQUEST PLEASE SUBMIT AN UPDATED CONSTRUCTION SCHEDULE.
18. KEEP SUBMITTAL REGISTER SCHEDULE UPDATED AND COORDINATE IT WITH CONSTRUCTION SCHEDULE AND SUBMIT FOR DESIGNER'S + OWNER'S REVIEW AND APPROVAL, IN A TIMELY MANNER.
19. PRIOR TO ORDERING OR FABRICATION, REFERENCE SUBMITTAL REGISTER FOR DOCUMENTATION REQUIRED.
20. INSTALL PORTABLE FIRE EXTINGUISHERS PER LOCAL CODE. SEE PLANS FOR APPROXIMATE LOCATIONS. LOCAL FIRE MARSHALL TO CONFIRM LOCATIONS WITH GENERAL CONTRACTOR.





VICINITY MAP:



SITE LOCATION

NORTH

GENERAL CONTRACTOR'S INFORMATION:
CEAL GROUP, LLC.
ADDRESS: P.O. BOX: 352, GYPSUM CO. ZIP. 81637

DATE:

CEAL GROUP RESIDENCE
CESAR SOLANO & ALEX CHAVEZ
127 PIKE CIRCLE
GYPSUM, COLORADO ZIP.81637

DATE	REVISIONS	REVISED ITEMS

SHEET TITLE:
INDEX, SYMBOLS, ABB. LOCATION MAP & CODE

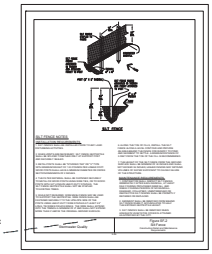
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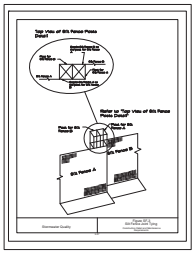
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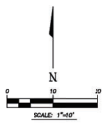
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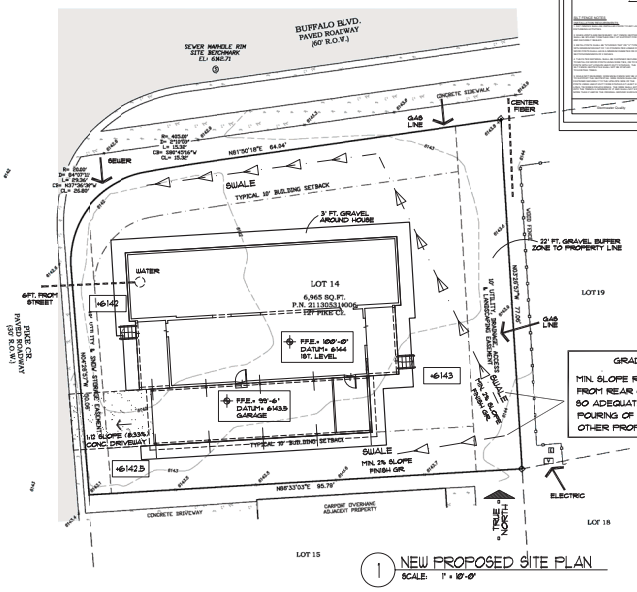
Lot 14, Block 8, Two Rivers Village
Town of Gypsum, Eagle County, Colorado

DETAILS:









1 NEW PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SYMBOLS

ORIGINAL CONTOURS PER SURVEY

PROPOSED NEW CONTOURS 6143

6144 •SPOT ELEVATIONS

SWALE

ADEQUATE DRAINAGE FROM REAR TO FRONT OF HOUSE & AWAY FROM SIDE PROPERTIES.

GRADING CONTRACTOR NOTE:

MIN. SLOPE REQUIRED IS 2%, OR 1/4" PER FOOT FROM REAR OF NEW HOUSE TO STREET. FIELD VERIFY SO ADEQUATE SITE DRAINAGE IS MAINTAINED BEFORE POURING OF ANY FOUNDATION. NO DRAINAGE TO OTHER PROPERTIES IS ALLOWED.

LEGEND

- FOUND 60D NAIL (APPROXIMATE PROPERTY CORNER)
- SEWER MANHOLE
- CATV VAULT
- ELECTRIC METER

NOTES

1. DATE OF SURVEY: APRIL 24, 2026.
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SURVEYOR'S CERTIFICATION

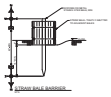
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D. ERON WATTS, PLS 38403
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR



G.C. NOTE:

1. GRADE SHALL BE AT LEAST 6' BELOW TOP OF FOUNDATION WALL AND SLOPE AWAY FROM THE BUILDING AT 5 %.
2. USE OF SILT FENCE, SOIL STABILIZERS, AND/ OR STRAW BALES SHALL BE USED. SEE DETAILS.



STRAW BALE BARRIER NOTES

This Improvement Location Certificate does not establish property corners or property lines. The improvements as shown are only generally attested and only apparent improvements and encroachments visible at the time of field work are noted. An Improvement Survey Plat would more accurately determine the property boundary and its relationship to the improvements as shown hereon.

TOPOGRAPHIC MAP
LOT 14, BLOCK 8, TWO RIVERS VILLAGE, PH.1
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO
127 PIKE CR.

DWG NO: 26008-01
DATE: 04/28/2026
FLD/DFT: EW/EW
SHEET: 1 OF 1

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2220 Gypsum, CO 81637
(970) 524-3063

DATE:

GENERAL CONTRACTOR'S INFORMATION:
CEAL GROUP, LLC.
ADDRESS: P.O. BOX 392, GYPSUM CO. ZIP: 81637

CEAL GROUP RESIDENCE
CESAR BOLANO & ALEX CHAVEZ
127 PIKE CIRCLE
GYPSUM, COLORADO LOT 14 BLK 8

DATE	REVISED ITEMS

SHEET TITLE:
SITE PLAN WITH NEW FINISHED GRADE ELEVS.
SCALE: 1" = 10'-0"
PROJ. NO.: 26-103
DATE: 01-11-26
DRAWN BY: AG
CHECKED BY: AG/CS
SHEET NUMBER
A1.0 OF .

Lot 14, Block 8, Two Rivers Village
Town of Gypsum, Eagle County, Colcrado

Controls and Indicators

The easy to program user interface allows quick and efficient setup of customized irrigation schedules.

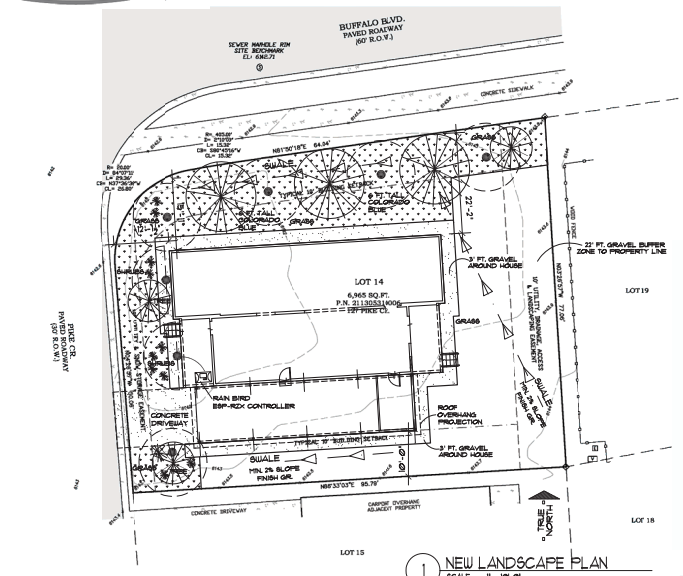
Key Functions

- **Off** — Cancel all active watering immediately and disable automatic irrigation.
- **Auto** — Watering occurs automatically according to programmed irrigation schedules.
- **Date/Time** — Set the current calendar Date and Time of day.
- **Display Screen** — Displays programming information and active irrigation status.
- **Seasonal Adjust** — Increase or decrease watering times (Run Time) for all Zones.
- **Manual Watering** — Water Zones immediately for all Zones or for any single Zone.
- **Next/Back Keys** — Select programming options.
- **+ or − Keys** — Adjust program settings.
- **Zone Schedule** — Create customized irrigation schedules to run automatically at specific times, durations and intervals.

- Manual Water feature to allow immediate watering of all Zones or else one Zone at a time.
- Accessory connections for future upgradability.

1 NOTE: Press and HOLD + or − to accelerate setting adjustments.

RAIN BIRD
ESP-RZX Controller



1 NEW LANDSCAPE PLAN
SCALE: 1" = 10'-0"

SYMBOLS

- SPRINKLER HEAD COMPLETE COVERAGE 15 FT DIA.
- SPRINKLER HEAD PARTIAL COVERAGE

TOTAL AREAS OF HARD SURFACE

1. CONCRETE DRIVE WAY = 223 SF
2. 3' WD. GRAVEL AROUND HOUSE= 608 SF
3. 16' REAR BUFFER ZONE TO PROPERTY LINE= 1939 SF

TOTAL AREAS OF IRRIGATION

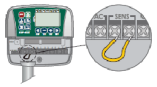
4. FRONT & REAR LAWN AREAS = 1830 SF BELOW 5000 SF. MAX. PERMITTED

RAIN SENSOR CONNECTION

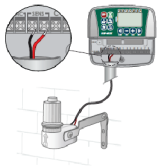
Connect Rain Sensor

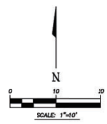
Connect an optional rain sensor to the ESP-RZX controller.

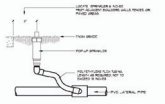
- On the terminal board, remove the jumper wire from the SENS terminals.



- Connect both Rain Sensor wires to the SENS terminals.



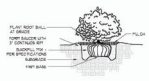




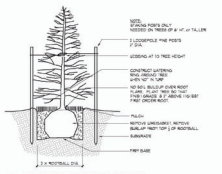
POP-UP SPRAY SPRINKLER ASSEMBLY
SCALE: NO SCALE

LEGEND

- FOUND 60D NAIL (APPROXIMATE PROPERTY CORNER)
- SEWER MANHOLE
- CATV VAULT
- ELECTRIC METER



SHRUB PLANTING
SCALE: NTS



EVERGREEN TREE PLANTING
SCALE: NTS

NOTES

1. DATE OF SURVEY: APRIL 24, 2026.
2. THIS TOPOGRAPHIC MAP IS BASED ON THE AMENDED FINAL PLAT OF TWO RIVERS VILLAGE, RECORDED MAY 14, 2003 AT RECEPTION NO. 853300, EAGLE COUNTY.
3. THIS TOPOGRAPHIC MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ANY EXCEPTIONS TO THE TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN RESEARCHED BY MERIDIAN LAND SURVEYING, LLC.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION J-280 HAVING A PUBLISHED ELEVATION OF 6421.38'.
5. THE ABOVE MENTIONED PLAT REFERENCES A MINIMUM FINISH FLOOR ELEVATION OF 6143.0 (NAVD88) FOR THIS LOT. THIS REFERENCED ELEVATION SHOULD BE VERIFIED PRIOR TO ANY DESIGN AND/OR CONSTRUCTION ON THIS PROPERTY.
6. ONLY THE TYPICAL 10' BUILDING SETBACK IS SHOWN HEREON. BUILDING DEVELOPE INFORMATION MAY BE DIFFERENT FOR GARAGES AND SHOULD BE OBTAINED PRIOR TO ANY DESIGN AND/OR CONSTRUCTION ON THIS PROPERTY.
7. CONTOUR INTERVAL EQUALS 1 FOOT.

SURVEYOR'S CERTIFICATION

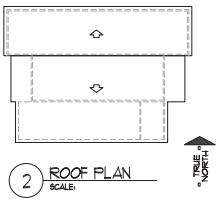
I, D. ERON WATTS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY TO CEAL GROUP LLC. THAT THIS TOPOGRAPHIC MAP IS THE RESULT OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

D. ERON WATTS, PLS 38403
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR



LANDSCAPE NOTES:

1. INSTALLATION OF RAIN-BIRD RZX61-120V: INDOOR 6 STATION ESP-RZX (120V). DRIP CONNECTION FOR EACH EVERGREEN. UNIT WITH RAIN SENSORS.



2 ROOF PLAN
SCALE:

This Improvement Location Certificate does not establish property corners or property lines. The improvements as shown are only generally attested and only apparent improvements and encroachments within or the time of field work are noted. An Improvement Survey Plat would more accurately determine the property boundary an its relationship to the improvements as shown hereon.

TOPOGRAPHIC MAP
LOT 14, BLOCK 8, TWO RIVERS VILLAGE, PH.1
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO
127 PIKE CR.

DWG NO: 5808-01
DATE: 04/28/2026
FLD/PT: EV/EW
SHEET: 1 OF 1

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2220 Gypsum, CO 81637
(970) 524-5063

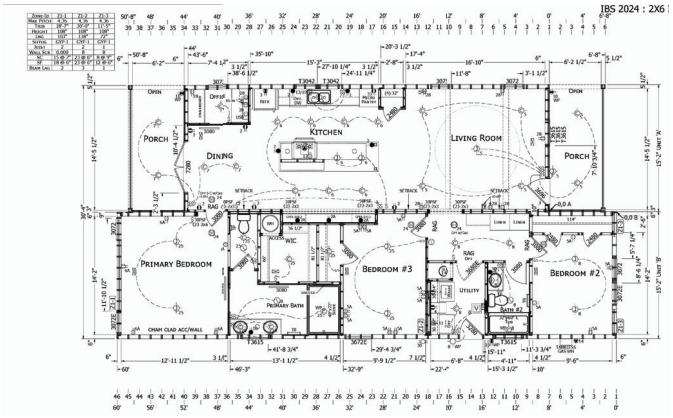
DATE:

GENERAL CONTRACTOR'S INFORMATION:
CEAL GROUP, LLC.
ADDRESS: P.O. BOX 392, GYPSUM CO. ZIP: 81637

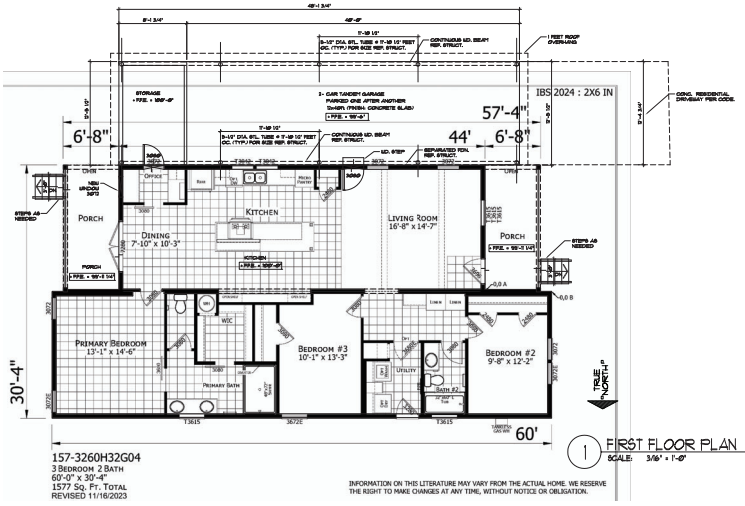
CEAL GROUP RESIDENCE
CESAR BOLAND & ALEX CHAVEZ
127 PIKE CIRCLE
GYPSUM, COLORADO LOT 14 BLK 8

DATE	REVISION ITEMS

SHEET TITLE:
NEW LANDSCAPE PLAN
SCALE: 1" = 10'-0"
PROJ. NO.: 26-103
DATE: 01-11-26
DRAWN BY: AG
CHECKED BY: AG/CS
SHEET NUMBER
A1.1 OF .



2 ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

157-3260H32G04
3 BEDROOM 2 BATH
60'-0" x 30'-4"
1577 SQ. FT. TOTAL
REVISED 11/16/2023

INFORMATION ON THIS LITERATURE MAY VARY FROM THE ACTUAL HOME. WE RESERVE THE RIGHT TO MAKE CHANGES AT ANY TIME, WITHOUT NOTICE OR OBLIGATION.

G.C. NOTES:

WALL TYPES:

TYPE A (EXT. WALLS) = 2X6 wd. studs with 3/4" OSB or plywood with felt paper and 1X6" hardboard. (1) layer of 5/8" fire rated gyp. bd. type "x" for inside face.

TYPE B (INT. WALLS) = 2X4 wd. studs with sound batt. (1) layer of 5/8" fire rated gyp. bd. type "x" @ each side.

TYPE C (INTERIOR WALL) - 1HR. 2X6 wd. studs with batt insulation (1) layer of 5/8" fire rated gyp. bd. type "x" @ ea. side. (AT GARAGE/ UTILITY ROOM) - FIRE STOP

TYPE D (FOUNDATION STEM WALL) 8" thick conc. foundation wall with damproofing paint on the outside, Wall R value insulation 15/19. Insulation rigid board on the outside @ 2x4 wd. st with 5/8" type "x" at the inside face only.

DATE:

GENERAL CONTRACTORS INFORMATION:
CEAL GROUP, LLC.
ADDRESS:
PO. BOX 350, GYPSUM CO. ZC. 81637

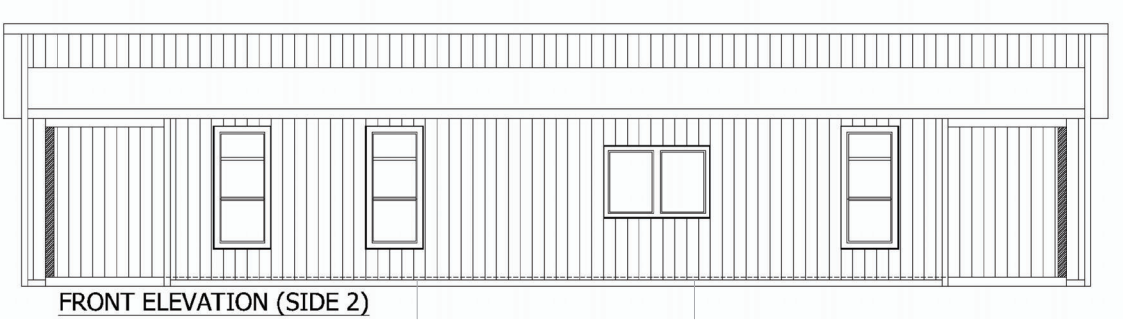
CEAL GROUP RESIDENCE
CESAR SOLANO & ALEX CHAVEZ
127 PIKE CIRCLE
GYPSUM, COLORADO ZC81637

DATE	REV. BY	REVISED ITEMS

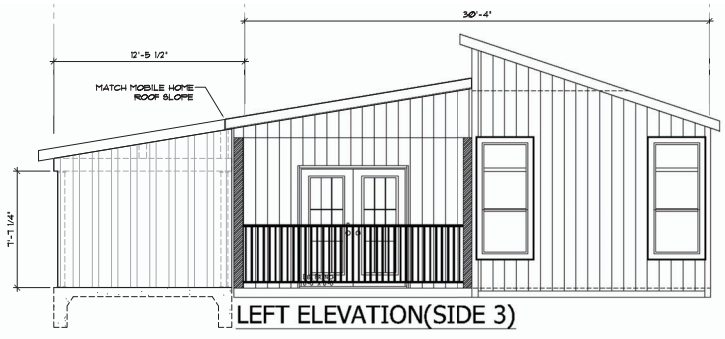
SHEET TITLE:
FIRST FLOOR PLAN/ WALL TYPES
SCALE: 3/16" = 1'-0"

PROJ. NO.	26-1093
DATE:	07-17-26
DRAWN BY:	AG
CHECKED BY:	AG/SC
SHEET NUMBER	

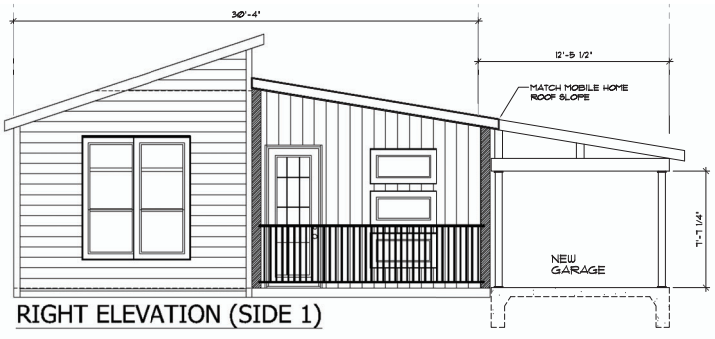
A2.1 / .



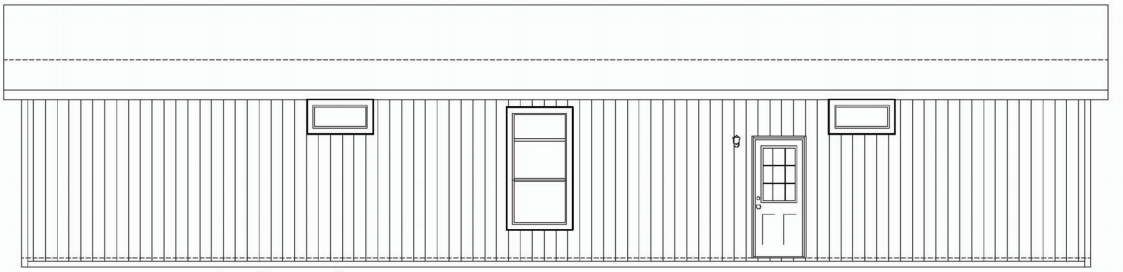
FRONT ELEVATION (SIDE 2)



LEFT ELEVATION(SIDE 3)



RIGHT ELEVATION (SIDE 1)



REAR ELEVATION (SIDE 4)

G.C. NOTE:

1. FOR FINAL FOUNDATION DESIGN REF. STRUCT. DRAWINGS
2. ADDITION NOT SHOWN IN SIDE ELEVATIONS FOR CLARITY.

DATE:

GENERAL CONTRACTOR'S INFORMATION:
CEAL GROUP, LLC.
ADDRESS:
P.O. BOX 351, GYPSUM CO. ZIC. 81637

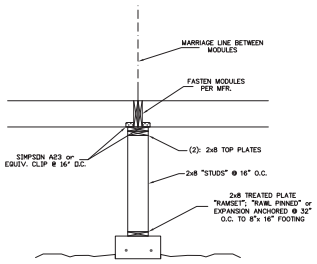
CEAL GROUP RESIDENCE
CESAR BOLANO & ALEX CHAVEZ
121 PINE CIRCLE
GYPSUM, COLORADO ZIC.81637

DATE	REV. NO.	REVISED ITEMS
12-11-25		

SHEET TITLE:
ELEVATIONS

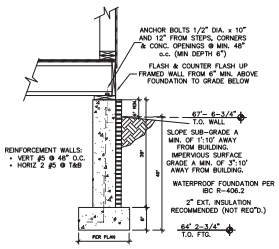
SCALE:	1/4" = 1'-0"
PROJ. NO.	26-103
DATE:	01-11-26
DRAWN BY:	AG
CHECKED BY:	AG/CS

SHEET NUMBER
A5.0 OF .



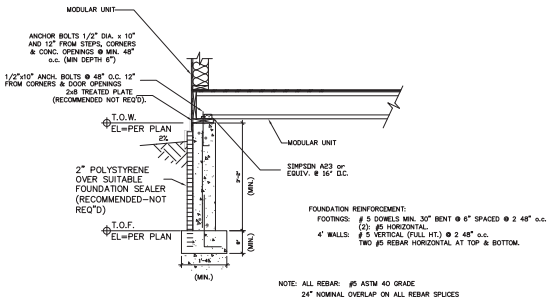
2x8 KNEE WALL SECTION

SCALE: 3/4" = 1'-0"



WALL DETAIL

SCALE: 3/4" = 1'-0"



TYP WALL DETAIL

SCALE: 3/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

CEAL GROUP, LLC RESIDENCE, 127 PIKE CIRCLE, GYPSUM, EAGLE COUNTY, COLORADO 81637

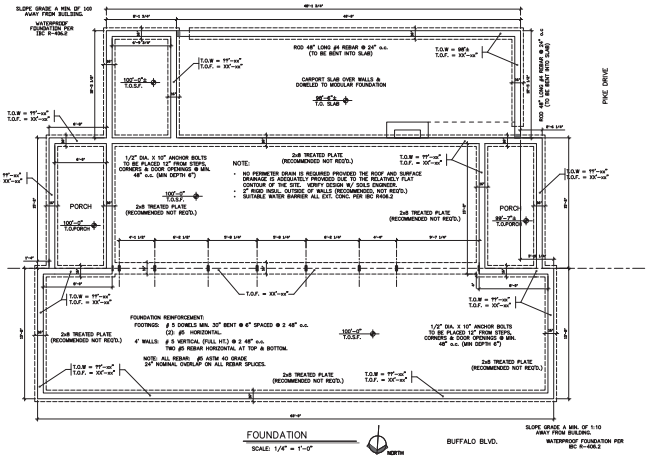
DESIGN CRITERIA:

ROOF SNOW LOAD	(ELEV. 6,143) 40 PSF (37 PSF)
ROOF LIVE LOAD	PER MFGR
ROOF DEAD LOAD	PER MFGR
FLOOR LIVE LOAD	PER MFGR
FLOOR DEAD LOAD	PER MFGR
DECK LIVE LOAD	NA
DECK DEAD LOAD	NA
IBC/IRC EDITION	2021

2,000 PSF SOIL BEARING PRESSURE PER "GEOTECHNICAL ENGINEERING STUDY, 127 PIKE CIRCLE, GYPSUM, COLORADO 81637, PROJECT NUMBER 26-1089, JUNE 1, 2026, PREPARED FOR CEAL GROUP LLC, PO BOX 352, GYPSUM, COLORADO 81637".

GENERAL REQUIREMENTS:

a. Structural erection and bracing The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide shoring and bracing as may be required during construction to achieve the final completed structure. Contact structural engineer for consultation (not in contract) as required.
b. Shop drawings: Submit shop and erection drawings for structural steel, miscellaneous steel, steel joists and girders, steel deck, masonry reinforcing steel, wood trusses, manufactured wood joists and glue-lam beams to engineer for review prior to fabrication. This review is for general compliance with the intent of the structural design. The architect and/or contractor are responsible for checking quantities, dimensions and coordination with other trades.
c. Existing structures: Contractor shall be responsible for verifying dimensions, elevations, framing, foundation and anything else that may affect the work shown on the drawings. Underpinning, shoring and bracing of existing structures shall be the responsibility of the contractor.
d. Dimensions: Check all dimensions against architectural drawings prior to construction. Do not scale drawings.
e. Construction practices: General contractor is responsible for means, methods, techniques, sequences and procedures for construction of this project. Notify structural engineer of omissions or conflicts between the working drawings and existing conditions. Coordinate requirements for mechanical/electrical/plumbing penetrations through structural elements with structural engineer. Jobsite safety is the sole responsibility of the contractor. All methods used for construction shall be in accordance with the latest editions of the IBC/IRC.
f. Details not specifically shown on the drawings shall be constructed in a manner similar to the details that are shown for like conditions. These items shall be brought to the attention of the structural engineer as soon as possible for approval. Approval shall be obtained prior to installation.
g. It is the responsibility of the contractor to contact the structural engineer at the appropriate time to perform site observations visits. Observation visits to the jobsite by the engineer are for determination of general conformance with the construction documents and shall not be construed as inspection.
h. Though every effort is made to provide a complete and clear set of construction documents, discrepancies or omissions may occur. Release of these drawings anticipates cooperation and continued communication between the contractor, architect and engineer to provide the best possible structure. These drawings have been prepared for the use of a qualified contractor experienced in the construction techniques and systems depicted.



FOUNDATION

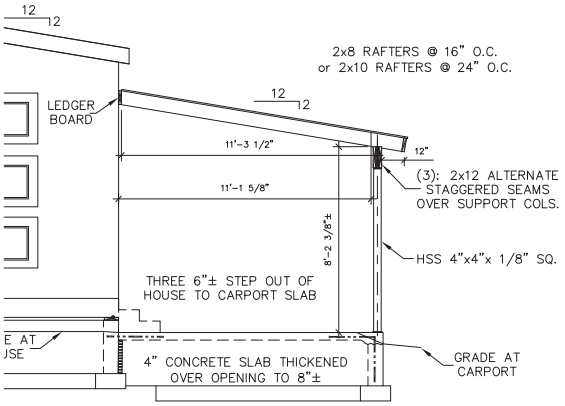
SCALE: 1/4" = 1'-0"

EWING ENGINEERING, inc.
Albert Ewing, Colo. P.E. 15862
P.O. BOX 2526
VAIL, COLORADO 81658
PHONE: (970) 949-5153
ewing-vail@comcast.net

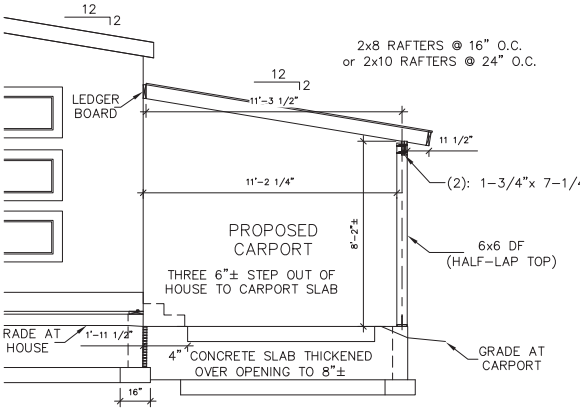
CEAL GROUP LLC RESIDENCE
127 PIKE CIRCLE
GYPSUM, EAGLE COUNTY, COLORADO

ISSUED
PRELIM.: 8/29/26

SHEET
S1



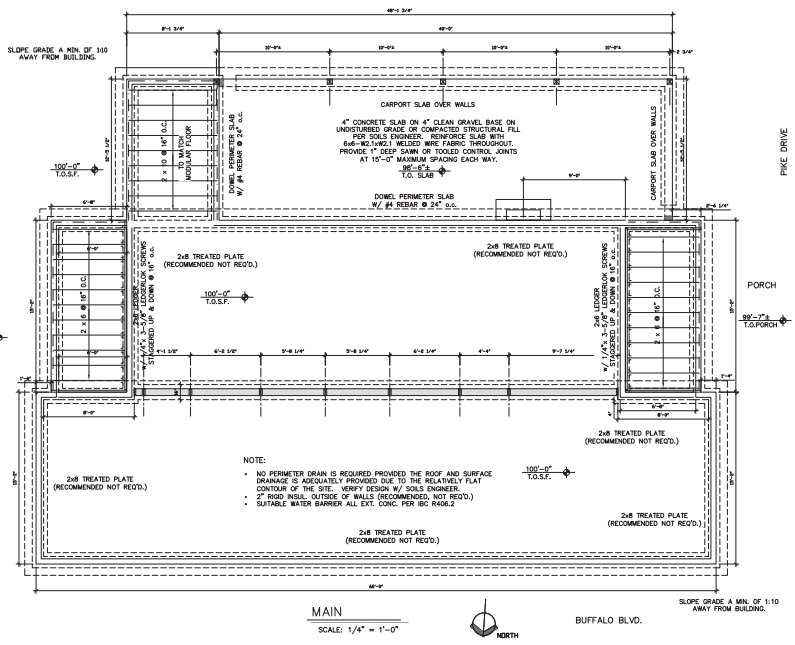
PROPOSED CARPORT – OPTION STEEL COLUMNS



PROPOSED CARPORT – OPTION 6x6 COLUMNS
(SEE DETAIL – S3)

	CONNECTION SCHEDULE	LOCATION/ USAGE
A	SIMPSON H1A (or EQUIV.)	STUD TO PLATE/RAFTER
B	SIMPSON A23 (or EQUIV.)	RT. ANGLE (18 GA.) PLATE TO JOIST
C	SIMPSON SDWC 15450 SCREW	4-1/2" OPTIONAL TOE-NAIL CONNECTIONS
D	SIMPSON SDWC 15600 SCREW	6" OPTIONAL TOE-NAIL CONNECTIONS
E	SIMPSON LUS210Z	JOIST/LEDGER HANGER
F	SIMPSON LUSC210Z	JOIST/LEDGER HANGER (CONCEALED)
G	SIMPSON HUCQ210-2-SDS	(2): 2x10 or 2x12
H	SIMPSON ABU66RZ	6x6DFRS STAND-OFF POST BASE
I	SIMPSON CPTZ66Z	HIDDEN POST BASE
J	SIMPSON EPC6Z	6x6DF POST CAP (END) 6x6DF RS
K	SIMPSON PC6Z	6x6DF POST CAP (MID-SPAN) 6x6DF RS
L	SIMPSON AC6RZ	6x6DF POST CAP 6x6DF RS
M		

NOTE:
- NOT ALL OF THESE CONNECTORS MAY OR MAY NOT BE USED. AND OMISSIONS MAY OCCUR AND SUBSTITUTIONS MAY BE NEC.
- ALL DECK HANGER ARE TO BE FASTENED WITH SIMPSON SD9112 (#9x1-1/2") OR SIMPSON SD9212 (#9x2-1/2") OR EQUIVALENT.
- IF MULTIPLR HANGERS ARE AVAILABLE, THEY WILL NOT BE LISTED ON THE PLAN.



MAIN
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

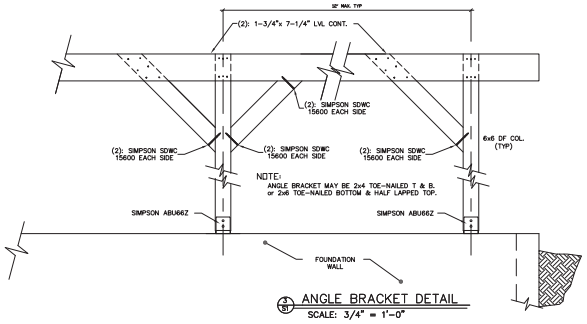
EWING ENGINEERING, inc.
Albert Ewing, Colo. P.E. 15862
P.O. BOX 2526
VAIL, COLORADO 81658
PHONE: (970) 949-5153
ewing-vail@comcast.net

CEAL GROUP LLC RESIDENCE

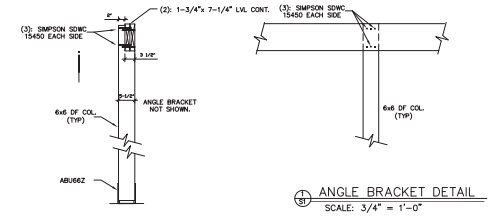
127 PIKE CIRCLE
GYPSUM, EAGLE COUNTY, COLORADO

ISSUED
PRELIM.: 8/29/26

SHEET
S2



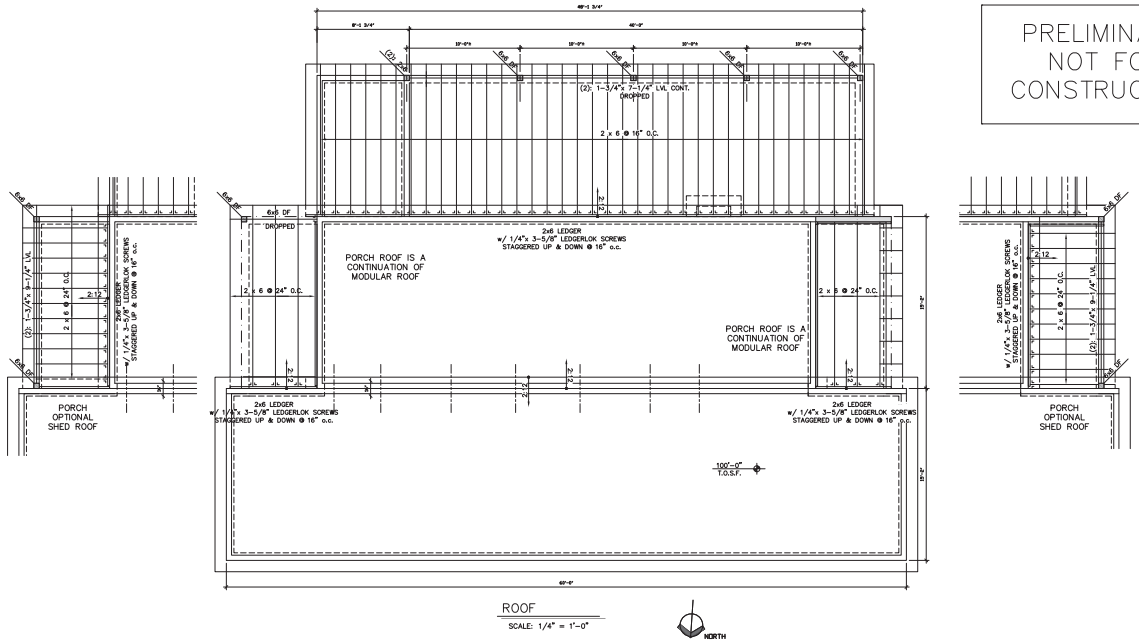
3/S1 ANGLE BRACKET DETAIL
SCALE: 3/4" = 1'-0"



2/S1 ANGLE BRACKET DETAIL
SCALE: 3/4" = 1'-0"

1/S1 ANGLE BRACKET DETAIL
SCALE: 3/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION



ROOF
SCALE: 1/4" = 1'-0"

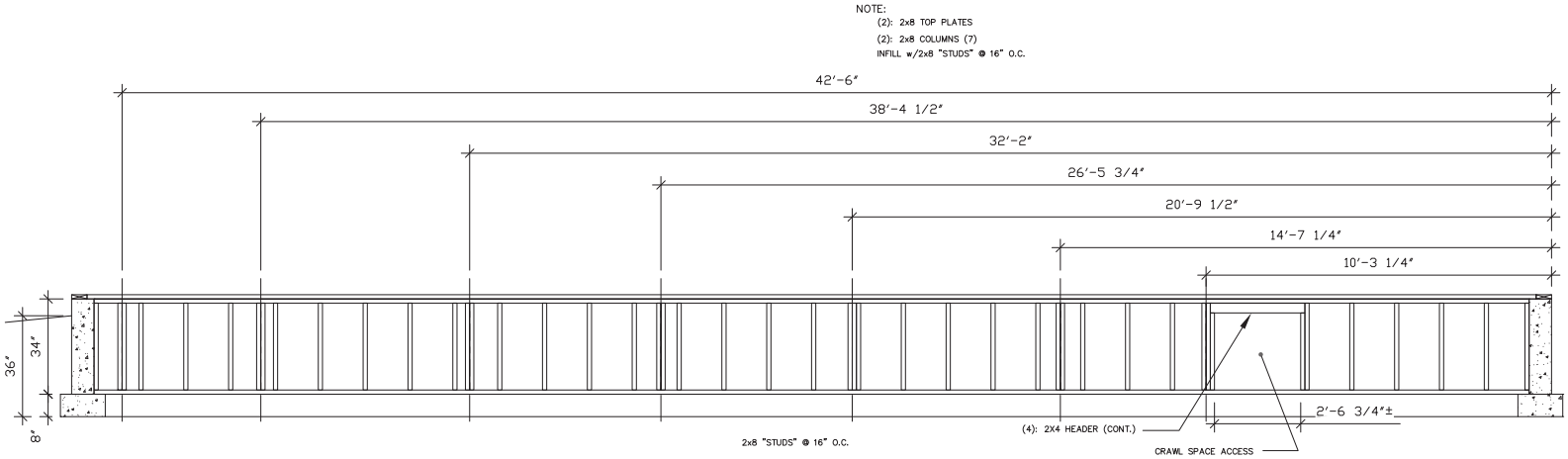
NORTH

EWING ENGINEERING, inc.
Albert Ewing, Colo. P.E. 15862
P.O. BOX 2526
VAIL, COLORADO 81658
PHONE: (970) 949-5153
ewing-vail@comcast.net

CEAL GROUP LLC RESIDENCE
127 PIKE CIRCLE
GYPSUM, EAGLE COUNTY, COLORADO

ISSUED
PRELIM.: 8/29/26

SHEET
S3



A PROPOSED MARRIAGE WALL
SCALE: 3/4" = 1'-0"

Sx

	C	K	L	M	N	O
67	**TWO RIVERS HOMEOWNERS ASSOCIATION**					
68	**Balance Sheet**					
69						
70	**ASSETS**	**12/31/25**				**9/30/26**
71	**Current Assets:**					
72	Bank Account- Operating	75,133				109,620
73	Bank Account- Reserve Savings	8,312				8,320
74	Edward Jones - Reserve Investment Cash Account	6				6
75	Reserve Investment Federated Hermes US Treasuries	141,926				145,283
77	**Total Cash in Bank**	**225,378**				**263,230**
78						
79	Accounts Receivable	12,026				17,662
80	Other Receivables	0				0
81	Collection Costs	0				295
82	Allowance for Doubtful Accounts	(3,840)				(3,840)
84	**TOTAL ASSETS**	**233,563**				**277,346**
85						
86	**LIABILITIES & NET ASSETS**					
87	**Liabilities:**					
88	Accounts Payable	42,262				40,374
90	**Total Liabilities**	**42,262**				**40,374**
91						
92	**Net Assets**					
93	Working Capital Reserve	50,979				51,180
94	Fund Balance	140,322				185,792
96	**Total Net Assets**	**191,301**				**236,972**
97						
98	**Total Liabilities & Net Assets**	**233,563**				**277,346**
99	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.	=				=

	C	K	L	M	N	O	P	Q	R
2	**TWO RIVERS HOMEOWNERS ASSOCIATION**								
3	**STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE**								
4	**BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**							**Printed:**	**10/30/26**
5									
6		**Cal Yr 12/31/2025 Actual**	**Cal Yr 2026 Adopted Budget**	**Variance Favorable (Unfavor)**	**Cal Yr 2026 Forecast**	**9 Mo Ended 09/30/26 Actual**	**9 Mo Ended 09/30/26 Budget**	**Variance Favorable (Unfavor)**	**Cal Yr 2027 Preliminary Budget**
7									
8									
9									
10									
11	Properties	261	261	-	261				261
13	Assessments per Property Per Month	**$ 72.00**	**$ 75.00**		**$ 75.00**				**78.00**
14					0%				4%
15	**Revenues**								
16	Total Assessments	225,504	234,900	-	234,900	176,175	176,175	0	244,296
20	Compliance Fines	0	1,000	(1,000)	0	0	400	(400)	500
21	Late Fees and Other Income	10,253	10,000	-	10,000	7,581	7,500	81	10,500
24	Interest Income	2,198	3,060	1,290	4,350	3,433	2,295	1,138	5,811
25	Title Prep Fees	1,500	1,000	-	1,000	850	750	100	1,000
26	DRB Reimbursable		0	-	0		0	0	0
27	**Total Revenues**	**239,455**	**249,960**	**290**	**250,250**	**188,039**	**187,120**	**919**	**262,107**
28									
29	**General and Admin Expenditures**								
30	Community Assn Mgmt/Accounting/Admin	36,049	37,590	-	37,590	23,108	28,193	5,085	39,470
32	Legal	472	1,082	582	500	225	1,082	857	1,000
33	Monthly Assessment Billings	13,836	15,644	1,393	14,251	10,218	11,733	1,515	14,750
34	Insurance	2,533	2,609	(430)	3,039	3,039	2,609	(430)	3,343
36	Bank Fees	0	0	-	0	0	0	0	0
37	Website Maintenance	811	1,000	500	500	0	250	250	1,000
38	Office Expenses and Misc.	1,747	1,442	(309)	1,751	1,131	1,082	(50)	1,839
41	Metro District Cost Reimbursement	21,023	37,180	-	37,180	0	0	0	39,227
42	Contingency		5,000	5,000	0		0	0	5,000
44	**Total General & Admin Expenditures**	**76,472**	**101,546**	**6,735**	**94,811**	**37,721**	**44,947**	**7,226**	**105,628**
45									
46	**Operating Expenditures**								
47	Landscaping & Irrigation	107,110	113,400	2,708	110,692	94,840	97,550	2,710	115,120
48	Weeding & Fertilization Program	15,711	16,183	7,264	8,919	8,919	13,485	4,566	9,365
49	Repairs and Maintenance	0	5,000	5,000	0	0	2,500	2,500	5,000
50	Community Picnic/Events	1,129	2,000	-	2,000	1,089	2,000	911	2,000
51	Other Projects	0	10,000	10,000	0	0	0	0	10,000
53	**Total Operating Expenses**	**123,950**	**146,583**	**24,972**	**121,611**	**104,848**	**115,535**	**10,687**	**141,485**
54									
55	**Total Expenditures**	**200,422**	**248,129**	**31,707**	**216,422**	**142,569**	**160,483**	**17,914**	**247,113**
56									
57	**Revenue Over (Under) Expenditures**	**39,033**	**1,831**	**31,997**	**33,828**	**45,470**	**26,637**	**18,833**	**14,995**
58									
59	Beginning Fund Balance	101,289	131,118	9,204	140,322	140,322	131,118	9,204	174,151
63									
64	**Ending Fund Balance**	**140,322**	**132,950**	**41,201**	**174,151**	**185,792**	**157,756**	**28,037**	**189,145**
65	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.	=	=			=	=		

Fraud Prevention Reminder for Board Members

Dear Board Members:

Associations may be targets for fraud, particularly because they regularly make payments to contractors, consultants, attorneys, engineers, and other vendors. Fraudulent requests can appear legitimate and may seem to originate from someone the Association knows and trusts.

Please Remember These Four Things:

1. **Always call to verify changes to wire or ACH instructions.**

   When banking or payment instructions change, **PICK UP THE PHONE**. Do not rely on email to verify the change.

   - Board members are generally not responsible for updating wire instructions for Association accounts. If you are ever asked to participate in such a change, verify it by calling your account manager at a known number already on file before making any updates.

   - If a vendor, contractor, attorney, title company, or other party requests a change to banking or payment instructions, stop and verify the request by phone before proceeding.

   - Do not use the telephone number provided in the requesting email. Contact your account manager using a verified number already on file.

   - **Email confirmation is NOT a substitute for a phone call.**

2. **Be cautious of requests that seem urgent or unusual.**

   Fraudsters frequently create a sense of urgency or use unusual requests, such as demands for immediate payment, changes to banking information, or exceptions to established procedures, to pressure recipients into bypassing standard verification processes.

   - Urgency is not a reason to bypass the Association's normal controls. If someone discourages you from calling to verify a request, stop and verify it before proceeding.

   - Do not click on links or open attachments in unexpected or suspicious emails. If you do happen to click on a link or attachment that you believe was fraudulent, notify your account manager immediately.

3. **Protect your email account.**

   Board members' email accounts may contain sensitive information related to Association finances, vendors, pending payments, and Board operations. If an email account is compromised, a fraudster may gain access to confidential communications and use that information to send convincing fraudulent requests to individuals associated with the Association.

   - If you believe your email account has been compromised, immediately notify the Association’s account manager, Association manager, legal counsel, fellow board members, and any other potentially affected parties.

4. **Do not assume a familiar name means a request is legitimate.**

   A fraudulent email may appear to come from a Board member, Association Manager, attorney, engineer, contractor, vendor, or another trusted contact.

   - A familiar name, email address, logo, or existing email conversation does not establish that a request is legitimate.

If Fraud Is Suspected:

If you receive a suspicious payment request, believe an email account has been compromised, or suspect that a fraudulent payment has occurred, **notify the Association's management or accounting representative immediately.**

Thank you for your diligence in helping to protect the Association and its funds.