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.

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.

- 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

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

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

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