

# Confluence at Two Rivers Community Association

**NOTICE IS HEREBY GIVEN** that a meeting of the Directors of the Executive Board of Confluence at Two Rivers Community Association will be held

Virtually via a Zoom option on

Monday, December 29, 2025, beginning at approximately 10:00 A.M.

Please click this URL to join the meeting:

<https://us02web.zoom.us/j/86130177176?pwd=P7BMhnEk0blhwlI2qy3B8J2vSahCgX.1>

Phone 719-359-4580

Meeting ID: 861 3017 7176

Passcode: 856256

## AGENDA

1. Call to Order
2. Declaration of Quorum
3. Consideration of Agenda
4. Public Input
5. New Business
  - a. Operations Manager Report
  - b. Other Business
6. Action Items
  - a. Ratification of December 2025 Payables (attachment)
  - b. Ratification of Marchetti and Weaver, LLC Engagement Letter (attachment)
  - c. Ratification of Rocky Mountain Custom Landscape Snow Removal Contract (attachment)
  - d. Approval of American Conservation and Billing Solutions Contract (attachment)
  - e. Approval of Rocky Mountain Custom Landscape Landscaping Contract (attachment)
  - f. Other
7. Financial Matters
  - a. Discussion and Approval of Preliminary 2026 Budget (attachment)
  - b. Other
8. Board Member Discussion Items
  - a. First Amendment To Declaration of CCRs and Hold Harmless and Indemnification Agreement (Construction Phase) (attachment)
  - b. Set Date for Future Meetings
    - i. Budget Ratification Meeting
    - ii. Annual Member Meeting
    - iii. Board Meetings
  - c. Other
9. Adjournment

### DISTRIBUTION

#### Board of Directors

Mike Pearson

Term expires TBD

KJ McEvoy

Term expires TBD

Jessica Vandavelde

Term expires TBD

#### Other

Ken Marchetti, CPA, Association Manager

Craig Plizga, Community Operations Manager

Magdalena Gembal, Account Manager

**Commented [MG1]:** This was not stated at the organizational meeting  
Bylaws: Section 5.3 Term of Office of Board Members. The term of office of the directors shall be three years or until a successor is elected. The terms of directors shall be staggered.

**Commented [KM2R1]:** Technically they probably should have done this but since Turnover will occur in 2026, I think this can be handled in the Turnover election this fall.

**Commented [MG3]:** This is per our insurance broker's (Tony Martinez) recommendation. What is your opinion on this? I don't see a provision on the Declaration that will allow the Declarant to amend the declaration as this seems material.  
Here is the file: [S:\docs\C\Confluence at Two Rivers Community Association\Meetings\2025\12-29-25\Hold Harmless\\_Additonal Insured for the HOA.docx](S:\docs\C\Confluence at Two Rivers Community Association\Meetings\2025\12-29-25\Hold Harmless_Additonal Insured for the HOA.docx)

**Commented [KM4R3]:** I believe what Tony is saying is that Declarant should make this amendment and that it doesn't require approval of the Board or Owners of the Association. If this amendment is to be done, it should be approved/done by the legal counsel that prepared the Declaration and with Fortius' consent/approval. Perhaps move this to Board Member Discussion Items for discussion by the Board.

**Commented [KM5]:** I think we can do this in conjunction with the Member Meeting to elect a non-Declarant board member.

**Commented [MG6]:** Do we need one? It's not clear to me

**Commented [KM7R6]:** We need a Member Meeting to elect a non-Declarant appointed board member within 60 days after closing of the sale of the 12th unit.

*Administrative & Financial Management Provided By Marchetti & Weaver, LLC  
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