

Bella Vista

BOARD OF DIRECTORS MEETING FEBRUARY 9, 2022

MINUTES

DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on February 9, 2022, at 3:00 p.m. at the Thatcher Building, 503 N. Main Street, Pueblo, Colorado.

I. CALL TO ORDER

On behalf of the Board, Director Matott, called the meeting to order at 3:07 p.m.

The following directors were present: Roger Fonda, Denise Matott and Llyod Vigil.

Also Present: Manager Lynn Calkins of Teleos Management to record the minutes.

Homeowners Present: See Sign-in sheet.

Manager stated there was a quorum for the meeting.

II. APPROVAL OF MINUTES

The Minutes of the December 9, 2021, Annual Meeting were included in the meeting packet for review. Following discussion, upon motion duly made by Director Fonda, seconded by Director Matott, and upon vote, the December 9, 2021, Annual Meeting Minutes were unanimously approved.

III. FINANCIAL REPORT

4th Quarter Financials. The fourth quarter financials were distributed in the meeting packet. Manager provided an overview of the financials and the current balances. Following discussion, upon motion duly made by Director Fonda, seconded by Director Matott, and upon vote, the financials were approved as presented.

IV. MANAGEMENT REPORT

The Management Report was given by Lynn Calkins which highlighted the areas of activity to the homeowners in attendance. Manager mentioned that she is working with Jeff Miller, the Website Developer, to get the Bella Vista website up and going. There were no further questions asked of the Manager.

ACTION ITEM: New website should be completed in March 2022.

V. NEW BUSINESS

- **Election of Officers:**

After the 2021 Annual Homeowners meeting there were several homeowners that showed interest in either serving on the Board of Directors or serving on a committee. Questions were answered about Board Meetings and positions.

Following discussion, on motion by Director Fonda, seconded by Director Matott, and upon unanimous vote, the following new homeowners were appointed to be new members of the Board of Directors:

- Pat Shiner
- Chris Wiseman
- Laura Stephens

After many years for service on the Board of Directors of Bella Vista, Lloyd Vigil has resigned his position.

Officers were elected to serve in the positions so designated:

President:	Denise Matott
Vice President:	Pat Shiner
Treasurer:	Chris Wiseman
Secretary:	Laura Stephens
Board Member:	Roger Fonda

It was noted that all Board/Officer positions expire 12/31/2022. The Board would also like to thank Lloyd Vigil for all his past years of service to the Board of Bella Vista.

- **Education for New Board Members:**

The Colorado HOA Information and Resource Center has assembled a series of educational training videos for HOA board members to help with understanding the basics of a board member's role and the many aspects of overseeing a homeowners' association, as well as assisting board members in understanding the rights and responsibilities of those living in an HOA.

ACTION ITEM: An email with a link to educational training series will be sent to the new Board members.

- **2022 Board Meeting Dates and Annual Homeowner Meeting Date:**

Meeting Dates are as follows:

Board of Directors Meetings:

February 8, 2022
May 17, 2022
August 16, 2022

All Board of Directors meeting will take place at 3:00 p.m. at the Thatcher Building, 503 N. Main Street, Pueblo, Colorado in the Lower-Level Conference Room.

Annual Homeowners Meeting date will be decided on at the August 16, 2022 meeting.

VI. OLD BUSINESS

- **RV Parking Lot Update:** Director Fonda discussed that he is waiting until Pannunzio paves Ridge Drive which will probably be early Spring before the RV Parking will be opened. The city already approved the RV Parking and Laura Stephens will head a committee that oversees the RV Parking Lot.
ACTION ITEM: Director Fonda will send the information about the site such as size, exact location, city requirements etc. of the RV Parking Lot so that Laura Stephens and Glenna Plane (the RV Committee) can start assessing the feasibility of the storage area.
- **Private Fire Hydrants:** Manager reported that Dutchman Backflow Testers does not test private fire hydrants but will be arranging with either Western States Fire Protection or Colorado Fire and Sprinkler to inspect the two (2) fire hydrants on San Pietro. The fire hydrants on Positano & Amalfi are owned by the Board of Water.
ACTION ITEM: Management Company will make sure we get this done ASAP and get the inspection on file.
- **Light at Bella Vista Nord:** Director Fonda discussed different options for lights by the walk-through gate. The options that were discussed included solar and putting a light in the island. The more the lighting was discussed, it was realized that the complaints are about the keypad itself and that you cannot see it when it is dark. Director Fonda will look into how to add a backlight to the keypad.
ACTION ITEM: Director Fonda will look into all of the different options and let the Board know what can be done.
- **Committees:** Several options for committees were discussed. The committees that will be started right now will be a Landscaping Committee which has 2 members and a RV Committee which also has 2 members. If homeowners are interested in serving on either of these committees, or have a suggestion for a committee, please send an email to Lynn at lynn@teleos-services.com
- **Snow Removal Contract Update:** No update on this. Director Fonda and Manager Calkins will look into the Snow Removal Contract with Green Earth. It was noted that Green Earth did a really good job removing the snow during the last snow storm.

VII. RESIDENTS FORUM

Homeowner Llyod Vigil brought up some concerns about security in Bella Vista. He stated that things have been stolen from homes and that usually happened when the gates were opened because of winds or other problems with the gates. He would like to know if it is possible to have security cameras placed. Director Fonda mentioned that he had looked into this but needed a place for the equipment and options for wi-fi. Homeowner Vigil discussed the options of putting them at his residence. Director Fonda will look into this.

Neighborhood watch was suggested by management and will look into this option and report findings with the Board.

Laura Stephens mentioned that the “power” box for the gates outside Bella Vista Nord is unlocked and that she is concerned about that. She wondered if Director Fonda could put a pad lock on that for safety reasons. Director Fonda will look into that but mentioned that if we put a pad lock that all emergency personal and anyone that needs that for resetting will need to know the combination.

Homeowner mentioned that the gates in Nord are shifting and that it is banging up the concrete. Director Fonda will need to get in touch with the company for gate maintenance to address.

Homeowner Vigil would like an eblast to the community sent out about ensuring the walk-through gates are closed securely and locked behind you when accessing those gates. It has been noted many times that those are being left open.

ACTION ITEM: Manager will send a reminder out to the community.

VIII. OTHER

The next Board of Directors meeting is scheduled for May 17, 2022 at 3:00 p.m. at Thatcher Building, 503 N. Main Street, Pueblo, Colorado in the Lower-Level Conference Room.

IX. ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Matott, seconded by Director Fonda and upon vote, unanimously carried, the meeting was adjourned at 4:23 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager