



ANNUAL HOMEOWNERS MEETING

December 9, 2021

Minutes

DATE AND TIME: The Annual Meeting of the Bella Vista Homeowners Association (referred to hereafter as “Members”) was held Thursday, December 9, 2021, at 6:00 p.m. via Zoom Online Meeting Room due to COVID-19 Pandemic. The meeting was open to the public.

- I. CALL TO ORDER:** On behalf of the Board, Denise Matott called the meeting to order at 6:08 p.m.

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

Present: Lynn Calkins, manager, was present to record the minutes.

Homeowners Present: See Zoom log.

II. PROOF OF NOTICE ESTABLISHMENT OF QUORUM:

Manager mailed Annual Meeting Notice, Budget and Proxy to 44 homeowners of record, on November 15, 2021.

Manager presented the following: 1 proxy was received, as follows: 1 proxy vote was given to President.

HOA Bylaws state that 20% of the votes of the association must be present for this meeting. Manager announced that the quorum requirements were met for the meeting.

III. EDUCATION:

House bills that passed into law this year in July. The changes took effect in September. HB 21-1310 impacts an HOA’s ability to restrict an owner’s right to display flags or signs on the Owner’s property. HB 21-1229 addresses several topics, such as allowing an owner to use non-vegetative turf grass in backyards, clarification of what a “significant increase in cost” or “significant decrease in efficiency” means for renewable energy generation devices.

IV. NEW BUSINESS:

- **Budget Discussion:**

- **Maintenance cost history for San Pietro and Nord:** Director Fonda went over the cost history for both San Pietro and Nord. Director Fonda noted the costs for ground maintenance for both sides of Bella Vista are about the same noting the weed control is more on the Nord side where the maintenance for mowing is more at the San Pietro side. He also noted that the cost of turning on and off the water on the Nord side is significantly more since Green Earth does that for each property.
- **Options for different assessment levels:** Director Fonda went over the options for the different assessment levels noting that San Pietro has their water included in their assessment whereas Nord does not. It was also noted that at the end of 2021, San Pietro's side will have a \$13,000 plus deficit whereas Nord's side will have a \$5,000 plus surplus and this is due to the water bill. It was proposed that homeowners living on the San Pietro's side have their dues increased by \$25.00 monthly to help with the deficit and Nord assessments will remain the same. Homeowner Mark Burke noted that taking the \$13,000 and dividing that by the number of homeowners (22) by 12 months is about \$50.00 per month the San Pietro side is short and also taking the \$5000 surplus on the Nord side by the number of homeowners (21) at the same 12 months gives the surplus of approximately \$17.00 per month. The homeowners agreed that raising the San Pietro assessments by \$25.00 per month will help even out the budget and that the Nord side will continue with the same assessment amount.
- **Landscaping maintenance costs of additional landscaping:** Director Fonda went over the standard package that come with each home when it is purchased for landscaping which is included for Green Earth to maintain. When a homeowner then puts in more trees, shrubs, etc. than what originally comes with the home, the other homeowners should not be responsible for those additional maintenance costs. The Board has been trying to come up with a method to equalize those costs. It was suggested that we have a graduated assessment starting with the base and if a homeowner wishes to have more shrubs, trees, etc. then those assessments will be X amount of dollars more a month for the landscaping company to maintain those. The Board is asking for suggestions/solutions moving forward how this should be handled. Homeowners can email their suggestions to Lynn at lynn@teleos-services.com. Homeowner suggested that maybe the guidelines should have a maximum number of trees, shrubs, etc. A landscaping committee is suggested and those who wish to serve on that committee should also let Lynn know.

Manager also mentioned that if homeowners would like to add more landscaping items to their homes moving forward, a design review request form for approval needs to be sent in and approved before moving

forward. (the form will be attached to the Annual Meeting Minutes) The Board will look at each item and determine how much more cost is associated with that. Green Earth or any other landscaping company can install additional items at a cost to the homeowner.

- **Ratification of 2022 Budget**

The 2022 Budget was mailed to all homeowners with the annual meeting notice. The monthly assessment for the San Pietro side will increase to \$200.00 and the Nord side will remain at \$175.00 per month.

The budget was already discussed as noted above.

Following discussion, upon a motion duly made by Susan Buchanan and seconded by Laura Stephens, and upon vote, the 2022 budget was unanimously ratified.

- **Gate Contractor:**

Bella Vista has a new gate maintenance contractor. He will do quarterly maintenance of the gates and there is a 24-hour phone number for emergencies which is on the gates. There were concerns about the gates being opened all day. The gate contractor cannot change the timing of the gates, only Director Fonda does at the current time and that will eventually be switched over to the management company. The residents wanted to have the gates closed at all times but the problem is that too many people have the code such as subcontractors, etc. The advantages and disadvantages were discussed. Director Fonda will look into different options for codes or to see if it is better just to have the gates open.

The gate maintenance contractor's contact is Jason Seals, with Superior Fence & Welding. Phone is 719-661-6440. Email is jason@superiorfenceandweldingllc.com

Gate extension is still something the Board is looking into.

- **RV Parking Lot:**

The RV parking lot should be done in 2022. Director Fonda was hoping that Ridge Drive would be paved before we open the barricades. Director Fonda is still looking how this will be managed and how many spaces will be available.

- **Board Member Additions:**

Now that Bella Vista has grown, we are looking to add more Board Members. Director Fonda will stay on the Board until Bella Vista is completed. The Board asked that anyone that is interested, please email Lynn Calkins. The Board also asked for committee members and ideas for that. The Board would like to have at least a landscaping committee. Lloyd Vigil has been on the Board for 5 years and think that this is enough time for him.

V. RESIDENTS FORUM:

Homeowner Joyce Mitchell has concerns about the fire hydrants since they are on private property. Manager is looking into this and has called and is waiting for the list of companies available to service the hydrant. Once the company list is gathered, manager will get prices, etc. to get out to the Board.

Homeowner Sarah Krepel is following up like to know the status of the light she requested to be put up at the walk-through gate on Bella Vista Nord. Director Fonda said that a light can go up there but he also stated that lights were installed on the corners which were then too bright and it is so hard to please everyone. Director Fonda will look into it. Homeowner Krepel would also like to see recycling in the community. Manager will look into the cost to see if it is something Bella Vista would like to participate in.

Homeowner Susan Buchanan asked if there was something that can be done with the vacant lots getting cleaned up with the construction trash and wondered about Green Earth's equipment getting stored onsite. Director Fonda will have Green Earth move their equipment. A conversation will be had with the contractors to be more considerate of the homeowners in the area.

Homeowner Patricia Shiner wants to address communication. If she has a concern, she wants to know who she can call or email. She wanted to know if that is the purpose of the AppFolio. Manager addressed her concerns and let homeowners know what AppFolio is for and also that they can call or email Lynn anytime.

Homeowner Edward Halter had a question about who need to replace the dead trees on Eagleridge Drive. He stated that they already cut the trees down. Director Fonda said he already talked to Green Earth and those trees will be replaced. There were also concerns about trees on Landmark and Ridge that are older trees that need to have the stakes removed. The general maintenance of these trees and somethings in the common areas is going unnoticed. Director Fonda reiterated that need for a Landscaping Committee to make sure these things get done.

Homeowner Richard Williams had a concern about his sidewalk scaling and if they are going to fix that. Director Fonda said that he was not so concerned about the scaling but there is a trip hazard over there and he is having a hard time getting concrete contractors. Director Fonda added to his list for follow up.

Homeowner Joan Barickman added she liked the committee idea and that if the homeowners took more ownership of the community and not pass it off to the Board to get done, a lot more would be accomplished.

Homeowner Mary Lou Abernathy asked about snow removal and the timing of when they are coming out to get that done. Director Matott explained that is something that the Board will address. The Board is working with Green Earth to get a better laid out plan with the snow contract.

VI. ADJOURNMENT:

There being no further business to come before the Board at this time, upon motion duly made, seconded and upon vote, unanimously carried, the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

By: Denise M. Matott
President

By: [Signature]
Manager