

# Bella Vista

## BOARD OF DIRECTORS MEETING May 17, 2022

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### MINUTES

#### **DATE AND TIME**

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on May 17, 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 3:04 p.m.

The following directors were present: Roger Fonda, Denise Matott, Pat Shiner and Chris Wiseman. Laura Stephens was excused.

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 February 9, 2022, Board of Directors Meeting were included in the meeting packet for review. Following discussion, upon motion duly made by Director Shiner, seconded by Director Matott, and upon vote, the February 9, 2022, Board of Director Meeting Minutes were unanimously approved.

#### **III. FINANCIAL REPORT**

1<sup>st</sup> Quarter Financials. The first 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 Matott, seconded by Director Fonda, 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 Bella Vista website is

finally up and going. All Board of Director Minutes and Annual Meeting Minutes will be posted on the website moving forward. If you have suggestions or think of something the website is missing, please let management know so we can see about adding it. The portal link will also be added. Chem-Way will be out this week to fertilize the yards with grass. There were no further questions asked of the Manager.

## V. OLD BUSINESS

- **RV Parking Lot Update:** Please see attached report from Director Stephens on the feasibility of RV Parking Lot. Per the Board, the RV parking lot is not going to happen as planned. Options were also discussed as to what to do with the space.

**ACTION ITEM:** The Board will discuss the options and look over the PUD Development Guide to decide the best course of action. The PUD Guidelines – (three different versions) will be posted on the website for everyone's access.

- **Private Fire Hydrants Maintenance-San Pietro only:** This still has not been done. The companies that are local are still backed up but Bella Vista on the list. The Board of Water Works will not service, nor will they take ownership of the hydrants as they have on BV Nord. This is per Matt Trujillo, Board of Water Works, after Roger requested his opinion.

**ACTION ITEM:** Management Company will contact the two companies to see how much longer the wait is.

- **Light at Bella Vista Nord:** Director Fonda placed two solar powered rock lights, one on the outside of the walk gate and one on the inside directed toward the keypad on the walk-through gate. These seems to have given enough light early in the morning so homeowners can safely get in or out. If the exterior light gets stolen, please let Roger, Scott or Rick know right away so that it can be replaced it or possibly do a different light.
- **Snow Removal Contract Update:** Copies of the proposed snow contracts were distributed in the Board Packet.

**ACTION ITEM:** This will be placed on hold for now.

- **Bella Vista Nord Gates Closed 24/7:** As of Monday, April 4, 2022, the entry gates at Bella Vista Nord have been closed 24 hours unless there is some occasion to open them. This was a request by the Board. There have been a couple signs put up and have been relayed to most of our contractors that they must go in the Outlook construction gate when entering the construction area. Please inform any of your guests that come to visit during the day they must have a code or call you from the gate to get in.
- **Locks on BVN Breaker Box:** Locks on the breaker box have been placed. If someone is interested in the combination you can call the management company or ask someone on the Board.

- **Walk Gate not closing on San Pietro:** The gate maintenance company has installed a door closer on the gate which fixed this problem. If you notice something is wrong, please reach out right away so that we can get it addressed.

#### **V. NEW BUSINESS:**

- **On Street Parking:** It was brought to the attention of the Board that emergency vehicles cannot get through on some of the narrow streets and that the on-street parking needed to be addressed. Director Fonda will get the PUD guidelines and forward to the Board so that we have clear rules.

- **Establishing Guidelines for Existing Home's Landscaping:** The Board would like to establish a written document outlining whose responsibility it is to pay for changes to existing landscaping, the HOA's or the Owner's. These would include various items such as: Removal/replacement of trees and shrubs; Additional shrubs/trees/flower beds; Adding or removing sod/sprinklers/drip lines; Requests to Green Earth for work beyond their contract obligations; Others.

**ACTION ITEM:** Management Company, Landscape Committee & Board will begin this process by examining documents from other HOA's to assist in developing these guidelines. Roger has attached his HOA's guideline to begin.

- **Parade of Homes 2022:**  
1590 Amalfi Ct will be in the Parade of Homes this year. The Parade of Homes will be opened weekends of July 30<sup>th</sup> and 31<sup>st</sup> and August 6<sup>th</sup> and 7<sup>th</sup>. The gates will be opened at that time so please expect some extra traffic. Management will email the community as a reminder.

#### **VII. RESIDENTS FORUM**

Nothing from the homeowners present.

#### **VIII. OTHER**

The next Board of Directors meeting is scheduled for August 16, 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 and upon vote, unanimously carried, the meeting was adjourned at 4:12 p.m.

Respectfully submitted,

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
Manager

DRAFT

# Assessing the Feasibility of RV Storage

## Laura Stephens, BV Secretary

### May 2022

#### Objective

Determine if land (about 12,000 sq ft) West of BV and North of SP, designated many years ago, should be developed into Vehicle/RV Storage

#### Method

- Plans were reviewed walking the area which is a triangular shape
- Met with Scott Fonda to “walk the area” twice
- Marked out the “triangle” for better visualization
- Met with nearby storage facility where my RV is stored, providing the shape & square footage requesting their professional input
- Reviewed the PUD Development Guide from 2014
- Discussed options with a few residents

#### Budget

- Not provided to me
- Scott verbalized a rough cost estimate:
  - Fence & manual gate at \$25K
  - Gravel at \$10K
  - Fence screening as per City Code at unknown cost
  - Miscellaneous costs not listed above unknown \$\$\$

#### Conclusion

- It is my opinion along with other residents, RV Storage on this parcel of land is NOT feasible for the following reasons:
  - Adequate security is cost prohibitive: cameras, power gate, fencing, monitoring etc
  - Challenging triangular shape: based on an average space of 20' x 40' or 20' x 50', difficulty driving & towing in/out
  - A porous & unstable surface: such as pea gravel causing drainage concerns & ongoing maintenance
  - Management: who and how would it be performed

#### Options to the RV Storage

1. Create a community/pet gathering area with a smaller financial outlay
  - Few benches
  - Nice ground covering of pea gravel/sand with good drainage along with zero/low maintenance artificial turf
  - Gazebo or another structure for shade
  - Trash containers & poop bag dispenser(s)
  - 1 or 2 trees or other plantings
  - Fenced with a coded locked walk thru gate such as at the main entrances
  - For use by BV residents only

# EXAMPLE

June 4, 2018

~~Country Club Village~~

## Repairs and Maintenance Paid by the HOA

Weekly Trash Service

Snow Removal of streets, driveways and walks (snowfall 2" or more)

Water for the sprinkler system only

Lawn Mowing

Lawn Fertilization

Sprinkler System Repairs, including yards

Trimming of bushes and trees both in yards and along the wall

Removal of dead or damaged trees and bushes. Stumps will be cut to ground level.

Stump removal will be at the expense of the homeowner.

Exterior painting of the siding and trim on homes every 7 years

Maintenance and repair of common areas (streets and landscaped area along wall)

Any damage caused by storms that is covered by our master insurance policy

## Does Not Include:

Staining, maintenance or repairs to homeowners decks

Repair or replacement of the siding or exterior trim of houses

Repairs to or maintenance of rain gutters

Repairs to sidewalks or driveways

Replanting new bushes or trees in the individual yards or modification of landscaping of yards desired by homeowners. (Existing trees or bushes that are dying will be removed by the HOA, but any replacements or additions will be at the homeowners expense.)