

Bella Vista

BOARD OF DIRECTORS MEETING May 24, 2023

MINUTES

DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on May 24, 2023, at 6:00 p.m. via Zoom Online Meeting Room.

I. CALL TO ORDER

On behalf of the Board, Denise Matott, called the meeting to order at 6:02 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 Zoom Log.

Manager stated there was a quorum for the meeting.

II. APPROVAL OF MINUTES

The Minutes of the February 16, 2023, Board Meeting were included in the meeting packet for review.

Following discussion, upon motion duly made by Director Fonda, seconded by Director Shiner, and upon vote, the February 16, 2023, Board Meeting Minutes were unanimously approved.

III. FINANCIAL REPORT

1st Quarter Financials. The first quarter financials were distributed in the meeting packet. Manager provided an overview of the financials and the current balances.

Aarons Tree Service was approved to come out and spray the trees for the spring spraying on May 31, 2023. Tree spraying will be added to the budget for next year for a total of \$4,200 which includes one fertilization and spraying for insects twice a year.

Following discussion, upon motion duly made by Director Fonda, seconded by Director

Shiner, and upon vote, the 1st Quarter 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. There were concerns mentioned about homeowners doing upgrades and repairs without going through the proper channels. That was discussed and a reminder email will be sent by management. There were also some concerns about some violations in the area. Management will inspect and send violation letters. It was also noted that some of the Board still does not have access to AppFolio. Management will double check that is taken care of.

The Board discussed issues arising with trees being planted in our community that are not recommended for our area. This causes loss and expense to the homeowner and impacts the entire community. The landscaping committee along with Director Shiner will be compiling a list of trees that are well suited to our area and will present it to the board for approval.

There are a couple of outstanding design review projects that need to be updated. The Board will follow up on those so that we can get those closed out. Also, the Board will be looking at establishing a timeline for when a homeowner submits a design review and obtains approval, to completion of the project.

Bella Vista's CCR's do not clearly state what is allowed and not allowed to be outside the home and on public view, nor have well defined rules for landscaping. The design review guidelines need to be updated. Management and the Board will work on this.

V. OLD BUSINESS

- **Gate Maintenance:** In January it was noted that the pedestrian gates may need an upgrade. SmartGates Systems suggested that gates be updated and gave an estimate for those gates that was deemed most important. The locks on that gates are not all the same. San Pietro has a 5-key lock system and 2 gates at Nord do not so there is no consistency. The cost to update the 2 gates (front of Nord and Amalfi) with those locks would be \$2,371.00, this will make all Bella Vista gates consistent and should be coded the same so all residents have access.

SmartGate Systems will be available for emergencies if something comes up with the gates. They will charge based on a service call and not a contract. If an emergency comes up, please also contact Director Fonda so that he is aware.

The Board decided due to budget constraints, the gates will be tabled until after the 3rd quarter financials are done. Lights that were placed on the Amalfi gates are working and helping.

- **Resolution Regarding Repairs and Maintenance Responsibility:** There was no feedback on that.

- **Parking:** Due to reports of vehicles parking and driving along the undeveloped section of Landmark Director Fonda will place concrete barricades where the current wooden barricade is. Director Fonda will also look into placing a solar security light in that area.
- **Light by the Mailboxes:** Director Fonda is still looking for different options for lights by the mailboxes.

ACTION ITEM: Director Fonda will look into all of the different options and let the Board know what can be done. Director Fonda will be looking into lightening like he put on the gates.

VI. RESIDENTS FORUM

Homeowner just has concerns about others building things that do not look good and that were not approved. That had been addressed earlier in the meeting.

VII. OTHER

- The next Board of Directors meeting is tentatively scheduled for August 30, 2023 at 6:00 PM and will be announced on the website and will be emailed out.
- **TRASH:** Director Matott discussed trash being left behind. The extra trash bags that were always picked up, were left behind. Management contacted Waste Management. Waste Management stated that Bella Vista has a service agreement that do not included extra bag pickups. The previous driver may have been picking up these extra items as a courtesy but WM is transitioning to automated services across the enterprise and all items need to be inside WM carts moving forward. The residents with mobility issues for which the standard WM cart is too large and/or heavy, they will continue to service as they have done previously. The area route manager has confirmed that they will accommodate the smaller, personal trash totes or other methods that the residents are able to utilize.

A community dumpster was a thought but it is a large expense. Management will continue to look into other companies for trash service.

VIII. ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Matott, and upon vote, unanimously carried, the meeting was adjourned at 7:22 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager