

Bella Vista

ANNUAL HOMEOWNERS MEETING

December 11, 2023

Minutes

DATE AND TIME: The Annual Meeting of the Bella Vista Homeowners Association (referred to hereafter as "Members") was held Monday, December 11, 2023, at 6:00 p.m. at Parkhill Baptist Church, 4235 Parkhill Pl, Pueblo, CO. The meeting was open to the public.

I. CALL TO ORDER: On behalf of the Board, Denise Matott called the meeting to order at 6:03 p.m.

The following directors were present: Denise Matott, Chris Wiseman and Laura Stephens.

Roger Fonda was excused.

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

Homeowners Present: See Sign-In Sheet

II. PROOF OF NOTICE ESTABLISHMENT OF QUORUM:

Manager mailed Annual Meeting Notice, Budget and Proxy to 51 homeowners of record, on November 14, 2023.

Manager presented the following: A total of six (6) proxies were received. Six (6) proxy votes were given to President.

HOA Bylaws state that 1/3 of the association must be present for this meeting. Manager announced that the quorum requirements were met for the meeting.

III. EDUCATION:

SB23-178 - Water-wise Landscaping in Homeowners' Association Communities Approved by the governor May 17, 2023. This became effective on August 7, 2023, and is concerning removing barriers to water-wise landscaping in common interest communities. Under current law, the association may not prohibit the use of xeriscape, nonvegetative turf grass, or drought-tolerant vegetative landscapes to provide ground covering to property for which a unit owner is responsible. There is, however, an exception authorizing an association to adopt and enforce design or aesthetic guidelines or rules that apply to nonvegetative turf grass and drought-tolerant vegetative landscapes or to regulate the type, number, and placement of drought-tolerant plantings and hardscapes

that may be installed on a unit owner's property, on a limited common element, or on other property for which the unit owner is responsible. The act states that an association's guidelines or rules must: Not prohibit the use of nonvegetative turf grass in the backyard of a unit owner's property. Not unreasonably require the use of hardscape on more than 20% of the landscaping area of a unit owner's property. Allow a unit owner an option that consists of at least 80% drought-tolerant plantings; and not prohibit vegetable gardens in the front, back, or side yard of a unit owner's property.

What is a water wise landscape? Not all rock, not too much grass – a balanced approach. 1/3 grass which is a high-water area, 1/3 plants that take little water and 1/3 which a part that would receive no water.

Have a plan? You need to have a site analysis. Don't block your view if you want to see it or block it if you don't, Exposures (when you get the sun or where the sun hits all day) are something to think about, soil type, drainage (where is the water going, where do you have gutters, keep the water away from your property and your neighbor's property – you might need a retaining wall if you have slopes. If you have existing irrigation, you may want to work with that or put in something else.

How do you want your area to function? You might want to have some grass if you have animals or kids that is high traffic. Start to define your area. Want a vegetable garden? Add mulch and rock in low traffic areas. Select plants that are native to Colorado or that are well adaptive to our area. The Colorado Springs water wise website has over 400 plants that do good here to choose from if you want ideas.

There are several designs on the Colorado State University Extension Plant Select Organization's "Downloadable Designs" (<https://plantselect.org/design/downloadable-designs/>) or from a municipality, utility, or other entity that provides water-wise garden designs. There are some great ideas at (<https://www.waterwiseplants.org/landscape-gallery/front-yards/>) which is from Colorado Springs Utilities.

IV. NEW BUSINESS:

- **Ratification of 2024 Budget:**

The 2024 Budget was mailed to all homeowners with the annual meeting notice. The monthly assessment will remain at \$175.00 per month. For San Pietro homeowners, an additional \$64.00 will be continue to be billed monthly for the water expense.

The budget was already discussed.

Following discussion, upon a motion duly made by Brian Underwood and seconded by Patricia Kerkhoff, and upon vote, the 2024 budget was unanimously ratified.

- **Board Members:**

The present Board that consists of Denise Matott and Chris Wiseman will remain on the Board and Roger Fonda will remain on the Board until Bella Vista is complete. Laura Stephens time on the Board will expire on 12/31/2023 and she will not seek reelection. Beverly Halter expressed interest in running for a Board seat. Manager asked for

volunteers/nominations from the homeowners present. Sue Buchanan also volunteered for the Board. Beverly and Sue will join the Board in 2024. Officers will be elected at the first Board meeting of 2024.

V. 2023 ACCOMPLISHMENTS/2024 GOALS:

2023 Accomplishments

- More friendly pedestrian access via the West Amalfi Ct gate
- Lighting installed
- Key Pad installed
- Tree spraying per recommended frequency, May & July
- Tree fertilizing per recommended frequency, Spring
- Ongoing updates to BVN Resident Directory
- “Triangle” cleared & mowed
- Re-established in-person Annual Meeting

2023 Incomplete Goals

- Open dialog regarding the sprinkler winterization procedure for BVN homes
- Quarterly structured HOA Board work sessions
- Update ALL HOA document: Bylaws, Design Guidelines
Covenants/Conditions/Restrictions
- Increase resident communications via the Community Portal
- Select date for Annual Meetings ex: 2nd Monday December

2024 Goals

- Complete the column caps along Ridge Dr (2023). Director Fonda stated before the meeting to management that those will be done soon. The caps have already been poured and they were waiting for everything to dry out before installing.
- Increase security via the BVN drive thru gate that prevents “crawling” under the gate (2022 & 2023)
- “Triangle” development plan (2022 & 2023)
- Lighting at BVN entrance mailboxes (2023)

VI. RESIDENTS FORUM:

There were questions about HOA dues going up in the future. Manager explained the dues right now but in the future the dues will probably need to go up so that we can get a healthy reserve account for all the assets in Bella Vista. To know replacement costs and to understand what a healthy reserve account is, we need to have a reserve study done. Manager will investigate the costs of having this done.

Homeowner wants to know if all the delivery trucks have access codes to the gate. The access codes are given to certain companies that provide deliveries such as Amazon, UPS, and FedEx. Many times, if a driver does not have an access code, they will simply ring the homeowner from the gate.

Homeowner stated that the blade used for snow removal was damaging the sidewalk and management company will let the Landscaping know so they are aware of this.

Homeowner has concerns about the pedestrian walk through gate is unlocked because the gate is not latching because of a gap in the gate. There was a quote given to fix this. The Board will look at the quote and decide the best options for fixing the issue as soon as possible.

Homeowner mentioned that there is an active Facebook group for all homeowners of the Bella Vista HOA. The Facebook group is used to keep everyone informed about upcoming events and activities going on in the area. If you are interested in joining, please look up Bella Vista and Bella Vista Norde Residents on Facebook and request to join the group.

Homeowner mentioned that San Pietro has a message board that they leave notes and upcoming events on. Homeowner thinks that Nord would benefit from have something like that as well.

VII. ADJOURNMENT:

There being no further business at this time, upon motion duly made, seconded and upon vote, unanimously carried, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager