BOARD OF DIRECTORS MEETING
February 29, 2024

MINUTES

DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on February 29, 2024, at 6:00 p.m. via Zoom Online Meeting Room.

I. CALL TO ORDER

On behalf of the Board**,** Roger Fonda, called the meeting to order at 6:00 p.m.

The following directors were present: Roger Fonda, Beverly Halter, Susan Buchanan, and Chris Wiseman. Denise Matott 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 August 30, 2023, Board Meeting were included in the meeting packet for review.

Following discussion, upon motion duly made by Director Wiseman, seconded by Director Halter, and upon vote, the August 30, 2023, Board Meeting Minutes were unanimously approved.

The Minutes of the December 11, 2023, Annual Homeowners Meeting were included in the meeting packet for review. Director Buchanan would like to add a line about homeowners sending in design review before making any changes to their landscaping.

Following discussion, upon motion duly made by Director Buchanan, seconded by Director Wiseman, and upon vote, the December 11, 2023, Annual Homeowners Meeting Minutes were unanimously approved after the above changes are made.

III. FINANCIAL REPORT

4th Quarter Financials. The first quarter financials were distributed in the meeting packet. Manager provided an overview of the financials and the current balances. Director Buchanan asked about looking into a Money Market Fund or CD's, management will find out the current rates at Pacific Premier Bank and let the Board know. A reserve study is still needed for Bella Vista but due to costs, management is still accepting proposals.

Following discussion, upon motion duly made by Director Wiseman, seconded by Director Halter, and upon vote, the 4th Quarter Financials were approved as presented.

IV. MANAGEMENT REPORT

The Management Report was given by Lynn Calkins which highlighted the areas of activity for the homeowners in attendance. Community Manager Calkins reported to the Board that currently there are no architectural design applications to review. ChemWay applied the preemergent on February 1st and will be spraying throughout the year. Management will send out emails when they are coming.

V. NEW BUSINESS

- **Ratification of Officers:**
  Denise Matott, President; Sue Buchanan, Vice President; Chris Wiseman, Treasurer; Beverly Halter, Secretary. Roger Fonda will remain on the Board until Bella Vista is fully built out.

  Board terms expiration:
  Denise Matott, 2025
  Sue Buchanan, 2024
  Chris Wiseman, 2024
  Beverly Halter, 2026

Following discussion, upon motion duly made by Director Wiseman, seconded by Director Halter, and upon vote, the Board ratified the officers.

- **Adoption of Xeriscape Policy-**

Procedures Regarding Use of Xeriscape, Non-Vegetative Turf Grass, Drought-Tolerant Vegetative or Non-Vegetative Landscapes, and Vegetable Gardens Policy.

Since the Association maintains most of the landscaping on the Lots, the Board can add rules to this policy regarding location of garden beds and other things. The Association can require owners to enter into a maintenance agreement if an owner is requesting to install a garden bed in areas on the Lot that are typically maintained by the Association.

This bill amends C.R.S. § 38-33.3-106.5 to address xeriscaping and landscaping specifically in communities with single-family detached homes. Such communities cannot prohibit the use of xeriscape, artificial turf, or drought-tolerant or nonvegetative landscapes that provide a ground covering to property owned/owner responsible for. The association cannot prohibit artificial turf in the backyard, cannot require use of hardscape on more than 20% of the landscaping area on the property, cannot prohibit vegetable gardens in the front, back or side yard of the property and must allow for installation of at

least 80% drought tolerant plants.

Questions/additional for the attorney that manager will follow up with –

- All gardens must be maintained by the homeowners if planted and can be enforceable if they are planted.
- Rules about where the garden beds are placed.
- A separate landscaping policy that will maintain a list of plants, trees and shrubs that are allowed in Bella Vista and if you add more than what is reasonable that homeowners are responsible for that maintenance, etc.
- Add artificial turf to be allowed in the front and back of the residence.

This policy has been tabled until we hear back from the attorney.

- **The Corporate Transparency Act (CTA)**,
  The Corporate Transparency Act became effective on January 1, 2024, mandates that all "Reporting Companies" covered by the law disclose "Beneficial Ownership Information" (BOI) to the Financial Crimes Enforcement Network (FinCEN) division of the U.S. Treasury Department. Signed into law in 2021, the CTA is part of an expansive federal government effort to crack down on illegal money laundering and other crimes. Most Community Associations are "Reporting Companies" under the act since they are usually organized by filing articles of incorporation with a secretary of state. For Community Associations, the voluntary members of the board of directors will be considered individuals with "substantial control" over the covered entity, i.e. the association and will mean all Board members will need to provide information to FinCEN (Financial Crimes Enforcement Network). The information that will need to be provided is full legal name, DOB, address and a copy of driver's license, passport or a state issued ID. The HOA's much report nu the end of the year but because there are so many questions about who takes responsibility for filing and making changes, attorneys are suggesting that we wait until after at least August of this year to file.

VI. OLD BUSINESS

- **Light by the Mailboxes**: Director Fonda will have the lighting for the mailboxes placed next week. A post was welded, and a solar motion light will be installed.

- **Caps for the Pillers:** All the caps and completed and have been placed.

- **Pedestrian Gate at Nord –** The gate was adjusted. This is something that will need to be watched to ensure it is locking.

VII. RESIDENTS FORUM

Homeowner had concerns about a trimming of a bush in the backyard. He either wants it removed or trimmed. Management will follow up with landscaping company about the status of the bush. The bush was supposed to be removed last year but if wants it trimmed, management will have the landscaping company trim the bush.

Homeowner brought up the empty parcel and what we are going to use it for. There was a suggestion for a community garden. The community needs to come together and come up with three different ideas that they would like to see so that everyone has input

and can be voted on.

VIII. OTHER
The next Board meeting will be announced on the website and emailed out to all homeowners.

X. ADJOURNMENT
There being no further business to come before the Board, upon motion duly made by Director Fonda, and upon vote, unanimously carried, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,

By: Denise Matott
Denise Matott (Jul 25, 2024 17:08 MDT)
President

By: Lynn Calkins
Manager

2.29.2024 Bella Vista Board Meeting Minutes

Final Audit Report 2024-07-25

Created:	2024-07-25
By:	Lynn Calkins (lynn@teleos-services.com)
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