BOARD OF DIRECTORS MEETING
June 6, 2024

MINUTES

DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on June 6, 2024, 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 6:01 p.m.

The following directors were present: Roger Fonda, Denise Matott, Beverly Halter, Susan Buchanan, and Chris Wiseman.

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 29, 2024, Board Meeting were included in the meeting packet for review.

Following discussion, upon motion duly made by Director Halter, seconded by Director Fonda, and upon vote, the February 29, 2024, 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. The rates at Pacific Premier Bank were discussed.

Following discussion, upon motion duly made by Director Matott, seconded by Director Fonda, and upon vote, the 1st Quarter Financials were approved as presented.

DRAFT

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. Since the last meeting one application for a retaining wall was approved. ChemWay was out April 23rd and Aarons sprayed the trees in May. Management will continue to send out emails as reminders when contractors are in the HOA.

V. OLD BUSINESS

- **Adoption of Xeriscape 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.

The association 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.

Following discussion, upon motion duly made by Director Fonda, seconded by Director Buchanan, and upon vote, the Board adopted the Water Wise Policy.

The Board will have a working session to make sure everyone agrees before we send it back to the attorney.
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.

There was a damaged sidewalk on Nord that was flagged due to a tripping hazard, that needed to grinded down that did not get done. The contractor misunderstood and grinded another portion of sidewalk but will return to do the flagged portion of the sidewalk.

Landscaping company is dealing with homeowners that are removing portions of the landscaping such as bushes and trees that are causing damage to the drip lines. Homeowners are expecting that the Landscaping Company to fix the lines for free which is not in the contract. If a homeowner is at fault for damage to the irrigation system, they will be responsible to pay for repairs. Homeowners should not remove any landscaping before contacting the landscaping to make sure there are not lines that will be damaged.

DRAFT

The trees but the empty lots will be getting trimmed, those that are dead will be removed and then the Aarons can come out to spray them for any bugs or diseases.

The empty lot needs to be mowed. Next year that lot will be added to Landscaping contract.

VI. RESIDENTS FORUM

There are cracks on the pavement on San Pietro. The soil is not good in the area. They need to be sealed again. Director Fonda will call his concrete guy for an estimate. Some of the area residents are willing to help fill the cracks but there still needs to be a hot mix of tar over the area. Director Fonda is going to follow up with the concrete company for the cracks, other issues on the Nord side and also for the speed bumps under the gates.

Homeowner has issues with her driveway cracking after being repaired. The homeowner is responsible for getting her driveway repaired.

Homeowner asked about the “Stop” that was painted in front of the gates. It was done to let the homeowners and guests know where a good place is to stop so that the gate does not hit their cars.

Homeowner mentioned that there are several trees along the street and one in San Pietro that have dead branches. Homeowner was wondering who takes care of that. The HOA will call Imperial Trees and get an estimate to get those cleaned up.

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 6:59 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager

DRAFT