ANNUAL HOMEOWNERS MEETING
December 6, 2024
Minutes

DATE AND TIME: The Annual Meeting of the Bella Vista Homeowners Association (referred to hereafter as "Members") was held Friday, December 6, 2024, 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 6:01 p.m.

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

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 54 homeowners of record, on November 12, 2024.

Manager presented the following: A total of six (6) proxies were received. Three (3) proxy votes were given to President and the other were for quorum purposes only.

HOA Bylaws state that 1/3 (18) of the association must be present for this meeting. Manager announced that the quorum requirements were met for the meeting.

III. EDUCATION:

- Be the kind of neighbor you would want to have
- Turn on porch light at night.
- Report crime as soon as possible. Whether the issue is graffiti, petty vandalism or something much more serious, police cannot act without first hearing about the problem from you. Calling won't guarantee that police can fix the problem, but failing to call can guarantee that they won't. Don't assume someone else has already called, make the call yourself. For Emergencies call 911, for non-emergencies call 719-553-2502.
- Report nuisances and other noncriminal problems. Examples of these items are junked cars, old mattresses in the backyard, broken furniture on porches,

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garbage piling up. You can call the HOA Management company, and you can also call code enforcement. You can also talk to your neighbors and ask those who are also concerned to report the issue as well. To report crime; online go to: Pueblo Police Department's website. You can call Code Enforcement at 719-553-2592, or you can also file a Code Enforcement complaint online.

- Take away the opportunity for crime. Lock your car and never leave valuables. Keep your bushes and trees on your property that offer hiding places. Trim where trees and bushes block clear view of your front door or make it difficult for a person to see out the windows of your home.
- Introduce yourself to your neighbors. Make a list of names and phone numbers of every of all the people on your block or at least try to get 10 neighbor contacts. It makes a huge difference to know your neighbors and be able to talk to them.
- Know the names of neighborhood kids and their friends. This can make a profound difference should there be a need for adults and young people to talk to each other in cases of emergency. It is difficult to help form a safe and supportive community for children without the adults and children knowing each other. Even those without children should know to whom the various children in the neighborhood belong. Every adult will be better able to help in an emergency and will be better prepared to discuss problems if they arise.
- Walk around the area. It sounds simple, but it is a great way to meet neighbors and get to know your neighborhood while getting a little exercise.
- Pick up litter near your home. Even if you didn't put it there. Most people are less likely to litter where they don't see litter already. Pet owners should make sure they pick up after their pets.
- We could try to get together a neighborhood watch group or some other type of neighborhood organization. Keep informed of neighborhood issues. This is a great way to meet other neighbors who are also concerned. Even an evening walking group can help. For more information on a neighborhood watch, you can contact Officer Brandon Beauvais at 719-553-2484.

IV. NEW BUSINESS:

- **Ratification of 2025 Budget:**

The 2025 Budget was mailed to all homeowners with the annual meeting notice. The monthly assessment will be $200.00 per month. For San Pietro homeowners, an additional $64.00 will be continue to be billed monthly for the water expense.

The budget was discussed in great detail.

Following discussion, upon a motion duly made by Director Fonda and seconded by Patricia Crump, and upon vote, the 2025 budget was unanimously ratified.

- **Board Members:**

The present Board consists of Denise Matott, Chris Wiseman, Sue Buchanan, Beverly Halter and Roger Fonda. Roger Fonda will remain on the Board until Bella Vista is complete. Sue Buchanan and Chris Wiseman time on the Board will expire on

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12/31/2023. Beverly Halter's term ends 12/2026 and Denise Matott terms ends 12/2025. Manager called for volunteers. Theresa Wiseman and Sylvia Thompson volunteered. Chris Wiseman does not wish to remain on the Board. Sue Buchanan will stay on the Board for another year. The 2025 Board will consist of Denise Matott, Sue Buchanan, Beverly Halter, Theresa Wiseman, Syliva Thompson and Roger Fonda.

V. RESIDENTS FORUM:

Homeowner has concerns about the ditch that goes out to outlook. The concerns were about a sink hole. Those were addressed by the developer.

Concerns about the gate on Nord. The gate needed a whole need control panel which was ordered and will be installed sometime this month. There was a call out for people to address the gate problems when it comes up. There were several homeowners that volunteered to get training on the gate so when problems arise, these homeowners will have the knowledge and skills to reset the gate.

VI. ADJOURNMENT:

There being no further business at this time, upon motion duly made, seconded and upon vote, unanimously carried, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager

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