BOARD OF DIRECTORS MEETING
September 24, 2024

MINUTES

DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on September 24, 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 6:03 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 June 6, 2024, Board Meeting were included in the meeting packet for review.

Following discussion, upon motion duly made by Director Fonda, seconded by Director Wiseman, and upon vote, the June 6, 2024, Board Meeting Minutes were unanimously approved.

III. FINANCIAL REPORT

2nd Quarter Financials. The second quarter financials were distributed in the meeting packet. Manager provided an overview of the financials and the current balances.

Following discussion, upon motion duly made by Director Fonda, seconded by Director Matott, and upon vote, the 2nd Quarter Financials were approved as presented.

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2025 Budget: Manager distributed an initial budget in the Board Packet. Discussion followed regarding the increase in dues as well as funding the reserves.

Following discussion, upon motion duly made by Director Matott, seconded by Director Halter, and upon vote, the 2025 Budget was unanimously approved.

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, applications for replacement trees, a roof and some patio lattice to help block the wind where all approved. ChemWay was out July 9th and August 13 to do a regular scheduled spray. They also sprayed for grubs on June 11th and applied a slow-release fertilizer on June 26th. Aarons sprayed the trees in May. Management will continue to send out emails as reminders when contractors are in the HOA.

V. OLD BUSINESS

- Cracks on the pavement on San Pietro/speed bumps under the gates – Director Fonda signed a contract to get those repaired later in the fall and the speed bumps under the gates put in.
- On June 21, 2024, Imperial Arborists came and trimmed some deal bushes and removed 3 dead trees.
- 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. This has been completed.

VI. RESIDENTS FORUM

Homeowner had a suggestion about the empty lot being a stagging area for RV’s meaning that homeowners could use the lot to part their RVs for a couple of days so that packing and unpacking could be done. Director Fonda noted that the area is already approved to be an RV parking lot but noted that there is not a fence there to keep it secure. The Board will investigate this idea.

Homeowner would like to know how often the landscaping gets trimmed. The landscaping company does do a fall and spring cleanup. Homeowner suggested that the entrances look shabby and that the landscaping company should be doing the entrances at least more that twice a year. Management will talk to the landscaping company.

Homeowner wanted to know when the sprinkler systems will be shut down this year. The sprinklers will be shut down the 2nd week of October and be turned back on the 2nd week in April.

Questions were again brought up about putting in a park. The City of Pueblo has no intention of putting in a park. In 2002, the developer gave the City of Pueblo the land for the park but still nothing has been done. The homeowners suggested the write letters or start a petition to get something done.

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VIII. OTHER
The Annual Meeting notice will be mailed out to all homeowners. It will be the first or second week of December pending approval with Parkhill Baptist Church.

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 6:43 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager

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