BOARD OF DIRECTORS MEETING
October 16, 2025

MINUTES

DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on October 16, 2025, 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 6:00 p.m.

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

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 June 19, 2025, Board Meeting were included in the meeting packet for review.

Following discussion, upon motion, duly made by Director Fonda, seconded by Director Halter and upon vote, June 19, 2025, 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 from the 2nd quarter as well as the current balances.

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

- **3rd Quarter Financials**. The third quarter financials were distributed in the

meeting packet. Manager provided an overview of the financials from the 3rd quarter as well as the current balances.

Following discussion, upon motion duly made by Director Buchanan, seconded by Director Wiseman, and upon vote, the 3rd Quarter Financials were approved as presented.

IV. MANAGEMENT REPORT

Lynn Calkins presented the Management Report, which highlighted the homeowners' activities discussed during the meeting. During the report, Community Manager Calkins informed the Board about the approval of an architectural design application for tempered glass placement. There have been no service calls on the gates recently. The empty lot was mowed on September 30th. ChemWay completed their final spraying on September 30th. In September, there were several repairs made to electric valves.

V. NEW BUSINESS

- **On Street Parking Policy –** The on-street parking policy was reviewed in detail. Director Buchanan addressed several concerns, including perceptions that enforcement targets specific homeowners. Director Buchanan clarified that this is not the case and emphasized that the Board and the management company work collaboratively to enforce the rules consistently and fairly.

- **Corsentino Security –** Corsentino Security contacted Management to inquire whether Bella Vista would be interested in their services. The Board will review the information and determine whether to request a presentation.

- **Green Earth Landscaping 2026 Contract -** Green Earth Landscaping submitted the 2026 contract to Director Buchanan, which includes a slight price increase. The contract also reflects the addition of new equipment for snowplows to protect the concrete, as requested by the Board. Pending a few adjustments to the dates, the Board approved the 2026 contract.

Following discussion, upon motion duly made by Director Fonda, seconded by Director Halter, and upon vote, the Green Earth 2026 Landscaping Contract was approved pending the date changes.

- **2026 Operating Budget –** Management company previously submitted a draft of the 2026 Operating Budget to the Board. The home count was slightly off. Management will resubmit the 2026 Budget to the Board once home count is correct, for approval.

VI. OLD BUSINESS

- Tree and Shrub Replacement – Replacement of the trees that were removed will still take place, but it has been postponed until next year due to timing constraints. The bid to replace three trees and ten bushes is approximately $5,000. A walkthrough will be conducted in Spring 2026 with the landscaping company prior to any purchases to confirm the final plans.

VII. RESIDENTS FORUM

A homeowner inquired about the rules regarding renting out property, and all questions were addressed.

A homeowner expressed concerns about transparency and whether the Board makes decisions independently or includes community input. Director Matott explained that while some decisions must be made promptly, most are addressed during Board meetings, allowing homeowners the opportunity to provide input on relevant topics.

VIII. OTHER

The Annual Homeowners Meeting is scheduled for December 4, 2025, at 6:00 PM at the Eagleridge Event Center. Information will be mailed out to all homeowners.

IX. ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Wiseman, and upon vote, unanimously carried, the meeting was adjourned at 6:53 p.m.

Respectfully submitted,

By: Denise Matott
Denise Matott (May 19, 2026 12:17:43 MDT)
President

By: Lynn Calkins
Manager

10.16.2025 Bella Vista Board Meeting Minutes - FINAL

Final Audit Report 2026-05-19

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