BOARD OF DIRECTORS MEETING
February 20, 2025

MINUTES

DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on February 20, 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 6:01 p.m.

The following directors were present: Roger Fonda, Beverly Halter, Terri Wiseman, Susan Buchanan, 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 the September 24, 2024, Board Meeting were included in the meeting packet for review.

Following discussion, upon motion duly made by Director Matott, seconded by Director Buchanan and upon vote, the September 24, 2024, Board Meeting Minutes were unanimously approved.

- The Minutes of the December 6, 2024, Annual Homeowners 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 December 6, 2024, Annual Homeowners Meeting Minutes were unanimously approved.

III. FINANCIAL REPORT

4th Quarter Financials. The fourth quarter financials were distributed in the meeting packet. Manager provided an overview of the financials from the 4th quarter as well as the current balances.

Following discussion, upon motion duly made by Director Fonda, seconded by Director Buchanan, 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 should be starting with the preemergent soon 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; Beverly Halter, Vice President; Theresa Wiseman, Treasurer; Sylvia Thompson, Secretary; Sue Buchanan, Board Member. Roger Fonda will remain on the Board until Bella Vista is fully built out.

  Board terms expiration:
  Denise Matott, 2025
  Sue Buchanan, 2025
  Theresa Wiseman, 2025
  Beverly Halter, 2026
  Sylvia Thompson, 2025

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

- **Landscaping/Snow Contract**
  The landscaping and snow contract was discussed in great detail. There was continued discussion on how to streamline the snow removal process and how to improve the timeframe and contract. The snow contract will be sent back to Green Earth before signing with the following suggestions. The contract needs to include contractor insurance and if damage occurs, that will be taken care of. Suggestions that will be asked to see if Green Earth can accommodate will include -upgrade to snow removal equipment to better cut down on the time it takes to remove the snow from both communities and to reduce damage to the sidewalks and driveways such as rubber on the bottom of the snow plow blade, not leaving snow piled up at the end of the streets (especially those piles that are in front of driveways), and what the contract defines as a “timely fashion”.

  There was also discussion for the Landscaping Contract to include under the Winter portion to add snow removal on the common areas when the snow is less than 1 inch but still needs to be cleared for the safety of the homeowners.

  Once the concerns have been addressed, the Board will look over the contracts for approval.

VI. OLD BUSINESS

- Gates. The entrance gate at Nord has had an entry access update. All pins remained the same and all remote gate openers should be operational. If there are problems, please contact Management for help.
- The San Pietro gate got a reset recently as well because there were problems with reprogramming key fobs. Extra key fobs were also ordered to have on hand.
- Director Fonda will be contacting the company that will be repairing the asphalt on San Pietro and making the speed bumps under the gates so that we are on the beginning of their schedule when the weather is agreeable.

VII. RESIDENTS FORUM

Homeowner mentioned that the gate on Amalfi is not latching. Director Fonda will call in his welder to get it repaired.

VIII. OTHER

The next Board meeting is tentatively scheduled for June 19th at 6:00 PM. The agenda will be emailed out to all homeowners.

IX. ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Matott, and upon vote, unanimously carried, the meeting was adjourned at 6:51 p.m.

Respectfully submitted,

By: Denise Matott
Denise Matott (May 19, 2026 12:19:45 MDT)
President

By: Lynn Calkins
Manager

2.20.2025 Bella Vista Board Meeting - FINAL

Final Audit Report 2026-05-19

Created:	2026-05-19
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"2.20.2025 Bella Vista Board Meeting - FINAL" History

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