BOARD OF DIRECTORS MEETING
June 19, 2025

MINUTES

DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on June 19, 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 5:57 p.m.

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

Terri Wiseman was excused.

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 20, 2025, Board Meeting were included in the meeting packet for review.

Following discussion, upon motion duly made by Director Halter, seconded by Director Buchanan and upon vote, February 20, 2025, 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 from the 1st quarter as well as the current balances.

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

IV. MANAGEMENT REPORT

Lynn Calkins provided the Management Report, focusing on the homeowners' activities during the meeting. During the report, Community Manager Calkins informed the Board about the approval of two architectural design applications, which included a pergola and landscaping. Smart Gate Systems replaced a receiver for Nord, ensuring the functionality of the gate clickers. ChemWay conducted a grub spraying on June 16th, and Aarons fertilized the trees on May 14th. The paving project on San Pietro was successfully completed between the end of March and early April. In late April, there was a broken irrigation line on the San Pietro side, causing a temporary disruption to the system, but it was promptly repaired.

V. NEW BUSINESS

- Director Fonda received tax evaluations for the common areas and stated that he sent them back with statutes, as the community is not supposed to be paying taxes on common areas. As of the meeting date, he has not received a response regarding this matter.
- Director Fonda has requested the management team to verify that we are not being billed for an additional trash bin at a vacant property. The management will reach out to the appropriate party and provide an update to the Board.
- Green Earth wants to remind everyone to contact Teleos (Lynn Calkins) before reaching out to Green Earth for information regarding design changes in their yards.

VI. OLD BUSINESS

- Landscaping Contract – The landscaping and snow contract was thoroughly discussed during the last meeting. Several changes were agreed upon, including the decision to cut the RV area at a rate of $150.00 when necessary. Green Earth has also committed to ensuring that the equipment used will not cause any damage to homeowners' property. In the event of less than 1 inch of snow, the areas around the mailboxes will be cleared for safety.

VII. RESIDENTS FORUM

- The trees that were removed due to disease, and the homeowner is interested in knowing if they will be replaced. Management will be discussing with Green Earth to come up with suggestions for planting new trees and improving the existing entranceway, as several bushes are dying.
- In the area of San Pietro in Bella Vista, there are some Aspens or possibly cottonwoods that have been growing without approval. The management will be sending a notice to the homeowner, informing them that these trees need to be taken down. This action is necessary due to complications with the root system and the fact that these trees were not approved for planting in the first place.
- Numerous flower berms are overrun with weeds, which can detract from the overall appearance of the neighborhood. It is important for homeowners to take on the responsibility of maintaining their own flower berm and keeping them free of weeds, as this contributes to the overall upkeep of the community. An email will be sent out to all the community reminding them of that.
- A Planning & Zoning Commission meeting took place on June 11, 2025, to discuss the re-zoning of two lots located at the SW corner of Eagleridge Drive

and Ridge. The potential re-zoning options being considered are the development of office buildings or the construction of apartments. This is an ongoing matter that will be closely monitored for further developments.

VIII. OTHER

The next Board meeting is tentatively scheduled for September 18, 2025, 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 Buchanan, and upon vote, unanimously carried, the meeting was adjourned at 6:36 p.m.

Respectfully submitted,

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

By: Lynn Calkins
Manager

6.19.2025 - Board Meeting Bella Vista

Final Audit Report 2026-05-19

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