ANNUAL HOMEOWNERS MEETING
December 4, 2025
Minutes

DATE AND TIME: The Annual Meeting of the Bella Vista Homeowners Association (referred to hereafter as "Members") was held Thursday, December 4, 2025, at 6:00 p.m. at Eagleridge Event Center, 805 Eagleridge Blvd., 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, Theresa Wiseman, Beverly Halter, Syliva Thompson and Sue Buchanan.

Roger Fonda was excused.

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 55 homeowners of record, on October 31, 2025.

Manager presented the following: A total of five (5) proxies were received. Five (5) proxy votes were given to President.

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:
The Design Review process exists to protect property values and maintain the consistent appearance of the community by ensuring all exterior improvements comply with the Design Guidelines, CC&Rs, and City of Pueblo requirements. The Design Review Committee (DRC) reviews all applications, issues, written decisions, and may grant variances or waivers when justified while enforcing standards fairly and consistently.

All exterior modifications require prior approval, including landscaping, fencing, paint changes, patios, driveways, lighting, roofing, additions, and other visible changes. No

accessory buildings are allowed. Exterior materials must be masonry, roofing must be architectural shingles or concrete tiles, and lighting must be indirect and approved.

Landscaping plans must be approved prior to starting and xeriscaping is encouraged. Approved fencing is limited to stucco walls or wrought iron–style fencing, with chain link, wood, and vinyl prohibited. Variances may be considered for hardship or special lot conditions, but all approvals must be in writing. Work completed without approval may result in violations, fines, corrections, or legal action. Homeowners must submit a completed request with plans and photos and receive approval before starting work. DRC approval does not replace city permits.

IV. NEW BUSINESS:

- **Ratification of 2026 Budget:**

The 2026 Budget was mailed to all homeowners with the annual meeting notice. The monthly assessment will remain $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 detail.

Following discussion, upon a motion duly made by Director Buchanan and seconded by Halter, and upon vote, the 2026 budget was unanimously ratified.

- **Board Members:**

The 2025 Board consists of Denise Matott, Sue Buchanan, Beverly Halter, Theresa Wiseman, Syliva Thompson and Roger Fonda.
Roger Fonda will remain on the Board until Bella Vista is complete. Beverly Halter's term ends December 2026, and all other Board Members end December 2025. Manager called for volunteers. No new volunteers. All members of the current Board will remain. Seats will be discussed at the first meeting in 2026.
The 2026 Board will consist of Denise Matott, Sue Buchanan, Beverly Halter, Theresa Wiseman, Syliva Thompson and Roger Fonda.

V. RESIDENTS FORUM:

Concerns were raised regarding a roof installed on the San Pietro side, as it does not match the other roofs on the cul-de-sac. Management is currently working to address and resolve the issue.

Concerns were discussed regarding the current CC&Rs and the need for future updates to better reflect the evolving needs of Bella Vista and recent changes within the community. It was noted that certain procedures also require revision. The formation of a committee to review and recommend updates was discussed, after which the Association's attorney will be consulted to ensure the proposed changes are properly implemented.

Discussion took place regarding the possibility of establishing two separate Design Review Committees for each side of Bella Vista. This matter will be placed on hold until the CC&Rs are updated, at which time the best path forward can be determined.

A homeowner expressed concerns regarding Ridge Drive, including potholes, the absence of bike lanes, speed limit signage, and roadway striping. Management will contact the City of Pueblo, Pueblo's Street Maintenance Division, to ensure these concerns are communicated and reviewed.

Gate maintenance and ongoing issues were discussed. Homeowners expressed uncertainty regarding who to contact in the event of a gate malfunction. It was agreed that Management's phone number will be posted on the gates so homeowners can report issues and allow Management to contact the gate repair company as needed. Homeowners were also reminded not to force the gates open if they are not functioning properly, as doing so can cause additional damage. Several homeowners are familiar with resetting the gates when necessary.

Replacement of the trees that were removed will still occur; however, it has been postponed until next year, as the timing was not conducive to completing the work this year.

Concerns regarding trailers and RVs were raised, and the on-street parking policy was reviewed. It was noted that this policy has been in place since July 2022. A homeowner expressed frustration that she received a letter regarding her RV rather than being contacted directly; however, written notice is the Association's standard and consistent method for addressing such matters.

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 6:52 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager