



BOARD OF DIRECTORS MEETING

**January 27, 2020, 5:30 p.m.
Lamb Library, Lower Level Meeting Room
2525 S. Pueblo Blvd., Pueblo, CO**

MINUTES

DATE AND TIME

A meeting of the Board of Directors of the Ventana of Pueblo Homeowners Association (referred to hereafter as the "Board") was held on Monday, January 27, 2020 at 5:30 p.m. at Lamb Library, Pueblo, CO.

I. CALL TO ORDER

On behalf of the Board, Tony Oreskovich called the meeting to order at 5:30p.m.

The following directors were present: Tony Oreskovich, Cheryl Shirley, and Tom Gentry. Jesse Harris and Roger Fonda were excused.

Also, present: Angela Elliott (by phone), Lynn Calkins, Teleos Management Group

Residents Present: See sign in sheet

II. APPROVAL OF MINUTES:

The minutes of the October 16, 2019 Annual Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Shirley, seconded by Director Gentry, and upon vote, the minutes of the October 16, 2019 Annual Meeting were unanimously approved.

III. V. FINANCIAL REPORT:

- Year End Financials- 2019

Year End Financials for 2019 was distributed in the meeting packet. Manager provided an overview of the financials and the current balances.

Following discussion, on motion by Director Shirley, seconded by Director Gentry and upon unanimous vote, the financials and check ratification for the fourth quarter of 2019 were accepted.

- **Special Assessment Payments:** Manager Elliott counted approximately 40 homeowners that have at least paid ½ of the special assessment and several of the builders. The Board discussed moving the money collected from the special assessments each month to savings.

Following discussion, on motion by Director Gentry, seconded by Director Oreskovich and upon unanimous vote, the money collected for the Special Assessments monthly will be moved to savings at the end of each month.

Homeowner Alan Tucker wanted to know how the online payments were working since he decided to pay half of his special assessment online. He suggested that we have some sort of way to add a remark to the payments so that we know what he wanted the extra money to go for.

IV. MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet.

There were no questions asked of Management. The areas of activity were highlighted for the homeowners in attendance.

V. VIOLATION REPORT:

Violation report ran from October 16, 2019 through January 23, 2020 showed 5 violations which have all been corrected.

VI. UNFINISHED BUSINESS: None.

VII. NEW BUSINESS:

RATIFICATION OF OFFICERS: The positions of the board will remain the same.

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

X. RESIDENT FORUM:

- Homeowner was concerned about a Jeep parked at the end of Terracina Place that has not moved for months. Management is aware of the jeep and has made note of it. The jeep is parked on the street and has current tags.
- Homeowner on the Welcome Committee stated that she would like to send the HOA rules out with the "Welcome" gift she also sends new homeowners in the area. Management stated that at closing, a copy of the Declaration of Covenants, Conditions & Restrictions are given to each homeowner and can be found on the website. She would still like a hard copy and that will be provided to her by the board.
- Homeowner wanted to know about paying a certain amount per month instead of the paying quarterly. Manager explained that the dues are paid quarterly and if not paid in time, homeowners risk getting a late fee.
- Homeowner asked why there were so many coupons. Manager explained that the HOA dues are different than trash and must be billed that way. If homeowners would like to write one check for the full amount, which was fine but to make sure and put a note of what the payment was for.
- Homeowner stated there are more street lights out on Maggiano, Terracina and in La Bella Vita. They will take a picture of the pole and Lynn will call them in to Black Hills for replacement.

- Gary Mehle raised concerned about the dirt piles down by the soccer field left from the builder. He states when it rains or the wind blows, it creates a mess. The hills would be okay if they cleaned them up once and while or kept them covered. Cheryl Shirley will ask Roger Fonda for an update on the piles.
- Homeowner had her garage broken into during Christmas and also have noticed a lot of people parking in the field across from her home. Homeowner was advised to call in any suspicious cars to the police department.

XI. OTHER:

The next Board Member Meeting is scheduled for Monday, April 27, 2020, at 5:30 p.m. at Lamb Library.

XII. ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote the meeting was adjourned at 6:31 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager