

VENTANA

SPECIAL HOMEOWNERS MEETING

April 17, 2023

Minutes

DATE AND TIME: A Special Meeting of the Ventana of Pueblo Homeowners Association (referred to hereafter as "Members") was convened on Monday, April 17, 2023, at 6:00 p.m. at 2525 S. Pueblo Blvd., Pueblo, CO. The meeting was open to the public.

I. CALL TO ORDER: On behalf of the Board, Cheryl Shirley called the meeting to order at 6:06 PM.

The following directors were present: Tony Oreskovich, Cheryl Shirley and Jessie Harris. Rebecca Mercado 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 Special Meeting Notice and Proxy to 142 homeowners of record, on March 27, 2023.

Manager presented the following: Five (5) proxies were received and all five (5) proxy votes were given to President.

HOA Bylaws state that 20% of the votes of the association must be present for this meeting. Manager announced that the quorum requirements were met for the meeting.

III. GUEST SPEAKER-

Jim Gonzales of Titan Shield Security talked to the homeowners present about their business. Titan Security provides a full range of security services but for Ventana's needs they offer trained uniformed patrol services. Mr. Gonzales stated that Titan would be patrolling Ventana's area 3 times per night at random times. He also stated that his patrol staff would be in marked cars but to throw things off, they will sometimes patrol the area in unmarked cars but Titan would be highly visible and consistent. Mr. Gonzales also stated that Titan will be placing large signs that stating Titan will be patrolling the area. Mr. Gonzales stated that Titan's presence is not a guarantee of total safety, but has noted at reduction in incidents in the El Camino HOA area since patrolling their area on a regular basis. He also noted the officers patrolling the area retain skills that allow them to execute proper detainment procedures and can assist in emergency situations such as a break-

in. Titan Shield Security will be giving Ventana the first month free but after the first month the cost will be \$600.00 monthly. A 30-day notice is required to discontinue services.

IV. GUEST SPEAKER:

Kyle Brown of Flock Safety joined the meeting via zoom to talk about license plate readers. Flock Safety provides license plate readers that captures the plate number as well as vehicle details and sends real-time alerts to law enforcement so they can take action if a known vehicle of a crime or a vehicle that has been stolen enters Ventana. Flock Safety already has a partnership with the Pueblo Police Department. Mr. Brown explained that most crime involves a vehicle so this will help on knowing who is entering and exiting Ventana. It was noted that the license plate readers only capture the plate and a description of the vehicle, not the driver but is time-stamped. Flock Safety would install the readers at all of the entrances to Ventana would include six (6) cameras in total, one for entering and one for exiting. The cost upfront would include leasing cameras at a cost of \$4,750.00 (for one exit and one entrance) plus \$650 for installation. The yearly cost after that would be \$7,500.00/\$2,500.00 for each entrance. Flock cameras are wireless and solar powered. Flock covers any repairs, replacement and maintenance. All Flock data is stored on their services which gives members a chance to review neighborhood footage.

V. RESIDENT FORUM:

Homeowners spoke up about different incidents that have been happening at Ventana that have them worried such as an attempted break-in at night while the residents were home, vehicles being rummaged through, vehicles being checked at night to see if it is locked, items stolen, garage doors accidentally being left open and theft from homes under construction. The homeowners also have noted more crime happening on Friday and Saturday nights.

Homeowner stated that adding security is more about being proactive and not reactive to what has been going on in the area.

Homeowners discussed the pros and cons of each presentation. They liked that Titan in would be on the ground, in person and could alert homeowners. They liked that any problems would be handled quickly and that they already have a positive rapport with the local Pueblo Police Department. They also commented that Flock Safety also already works with the Pueblo Police Department but that they are not sure that the costs of Flock Safety would provide Ventana value that is needed right now. Homeowners did acknowledge some of the advanced safety options that Flock Safety could provide but since the technology only went as far as providing license plate readers with a description of a vehicle and a timestamp, homeowners decided that that would not help much currently since most of them already have cameras on their homes.

Discussion further included cost and how Ventana was going to afford the price tag on either of these companies and if their quarterly payments would be affected. The bottom line was discussed. If Ventana decided to hire Titan Security at a price of \$600 per month/\$7200 yearly, the cost for each of the 142 homeowners in Ventana would be

\$13.00 per quarter. If Ventana decided to go with Flock Safety, the upfront costs would be around \$16,000 for the cameras and \$7500 yearly at a cost of approximately \$13.50 per quarter for each of the 142 homeowners. With the upfront cost of the equipment, each homeowner would receive a special assessment of \$51.00 in 2024 to compensate the reserve budget.

VOTE ON SECURITY:

After all the pros and cons, costs, and benefits of each company was discussed it was put to a vote with all of the homeowners present as well as the Board of Directors from La Bella Vita.

Following discussion, upon motion duly made by Director Shirley, seconded by Director Oreskovich, unanimous vote from the Board of Directors of La Bella Vita and unanimous vote from the homeowners present, and the, the Board approved Titan Security Shield to provide security for the Ventana HOA starting in May of 2023.

Titan Security Shield will be paid out of the operating budget for the remainder of 2023 and the Board will reassess the budget as well as the monthly assessments for 2024 in the upcoming months to decide 1.) if the homeowners find Titan Security Shield beneficial for the community and 2.) if quarterly assessment will remain at \$85.00 or need to be adjusted.

The Board would like to thank Celeste Oreskovich for all of her hard work securing Titan Security and Flock Safety to come to speak at this meeting.

VI. ADJOURNMENT:

There being no further business at this time, upon motion duly made by Director Shirley and upon vote, unanimously carried, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager