



BOARD OF DIRECTORS MEETING

**Wednesday, August 10, 2022, at 6:00 PM
1111 Pueblo Blvd Way
Pueblo, CO 81005**

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 Wednesday, August 10, 2022 at 6:00 p.m. at 1111 Pueblo Blvd Way in Pueblo, CO.

I. CALL TO ORDER

On behalf of the Board, Tony Oreskovich called the meeting to order at 6:00 p.m.

The following directors were present: Tony Oreskovich, Cheryl Shirley and Rebecca Mercado. Jesse Harris was excused.

Also, present: Lynn Calkins, Teleos Management Group

Residents Present: See Sign-In Sheet

II. APPROVAL OF MINUTES:

The minutes of the May 25, 2022 Board of Directors Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Shirley, seconded by Director Oreskovich, and upon vote, the minutes of the May 25, 2022 Board of Directors Meeting were unanimously approved.

III. FINANCIAL REPORT:

2nd Quarter Financials- The 2nd Quarter financials were distributed to the Board in the meeting packet. Manager provided an overview of the financials and the current balances.

Following discussion, on motion by Director Mercado, seconded by Director Shirley, and upon unanimous vote, the financials for the 2nd Quarter Financials of 2022 were accepted.

IV. MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet. Since the last meeting there have been 2 new Architectural Review, both were approved. In the same timeframe, there were also 11

new violations which include weeds and the empty lots that need to have either weeds or tumble weeds removed, 2 of those have been corrected. There were no further questions asked of Management on the management report.

V. NEW BUSINESS:

POLICY UPDATES:

HB22-1137 was signed into law on June 3, 2022 and is effective starting August 10, 2022. There are some of changes that will affect homeowners.

Review and Approval: Manager Lynn Calkins presented and reviewed the following new policies. Questions on each policy was asked and answered.

Procedures for Collection of Unpaid Assessments Policy-

Following discussion, upon motion duly made by Director Oreskovich, seconded by Director Shirley, and upon vote, the Ventana of Pueblo Homeowners Association of Pueblo, INC. regarding Procedures for Collection of Unpaid Assessments policy was unanimously approved and adopted.

Procedures for Covenant and Rule Enforcement Policy –

Following discussion, upon motion duly made by Director Shirley, seconded by Director Oreskovich and upon vote, the Ventana of Pueblo Homeowners Association of Pueblo, INC. Regarding Procedures for Covenant and Rule Enforcement policy was unanimously approved and adopted.

VI: RESIDENT FORUM:

Concerns were brought by the Board of Directors of La Bella Vita about the greenspace area of La Bella Vita. Within La Bella Vita there is a gravel foot path that includes several stair steps which kids are using to practice bike jump among other things. The Board at La Bella Vita would like Management to send an e-blast about the situation and will be putting in a “Private” sign at the entrance. The Board there would like everyone to know that this action is being taken to address the liability issue of unsupervised children and not to discourage regular foot traffic in the area.

Homeowners brought up issues about auto thefts and other thefts happening in the area. Homeowner would like to know about maybe security patrol costs as a way of cutting down crime in the area. Management will call to find out costs. Celeste Oreskovich runs the neighborhood watch program in Ventana. Management sent out an email from Mrs. Oreskovich recently to send videos and pictures of crime or suspicious activity directly to her or the management company so she can turn those over to the community officer.

Homeowner asked about putting the cable back up at the end of Ventana so that we can reduce the amount of people driving the prairie at night. Director Shirley will look into it.

Homeowner asked if the undeveloped lots needed to be landscaped. Currently Ventana does not have that rule but the Board is currently looking into a new policy to ensure that once most of the

homes in Ventana are built, that a policy will be put in place to ensure some kind of landscaping requirements on empty lots that will never be built on.

VII. OTHER:

The Annual Meeting is scheduled for October 26, 2022 at 6:00 p.m. at the Lamb Library pending approval or at 1111 Pueblo Blvd Way, Pueblo, CO 81005.

VIII. 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 6:58 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager