

VENTANA

BOARD OF DIRECTORS MEETING

**Tuesday, June 13, 2023, at 6:00 PM
via Zoom Online Meeting Room**

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 Tuesday, June 13, 2023 at 6:00 p.m. via Zoom Online Meeting Room.

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: Cheryl Shirley, Jesse Harris, Tony Oreskovich and Rebecca Mercado. Manager stated that a quorum was present.

Also, present: Lynn Calkins, Teleos Management Group

Residents Present: See Zoom Log

II. APPROVAL OF MINUTES:

- The minutes of the March 14, 2023 Board 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 March 14, 2023 Board Meeting were unanimously approved.

- The minutes of the April 17, 2023 Special Homeowners Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Oreskovich, seconded by Director Shirley, and upon vote, the minutes of the April 17, 2022 Special Homeowners Meeting were unanimously approved.

III. FINANCIAL REPORT:

1st Quarter Financials- The 1st Quarter financials were distributed to the Board in the meeting packet. Manager provided an overview of the financials and the current balances. It was noted there were more delinquent accounts. Looks like some of the homeowners did not change their

payment amount when the trash price went up at the beginning of the year, management will reach out to those homeowners.

Following discussion, on motion by Director Shirley, seconded by Director Oreskovich, and upon unanimous vote, the financials for the 1st Quarter of 2023 were accepted.

IV. MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet.

From January 1, 2023 through June 12, 2023 there have been six (6) design review requests, of those 4 have been approved (solar/landscaping update and a new gate), one (1) is under review (new home that the drawings are not done) and the last one is waiting for the homeowner to give more information.

There have been five (5) noted violations. Four (4) of those were for empty lots that needed mowed, one (1) was for a trailer and the remaining violation was for weeds. There were other violations noted from the Board about vehicles and trailers blocking the access roads which need to be corrected right away. Management will get that done immediately.

There are also concerns about illegal dumping on the land beyond the soccer field. Management will try to get in contact with the people that own the land to make sure they are aware.

There were no further questions asked of Management on the management report.

V. OLD BUSINESS:

- **Titan Security Shield**

Titan Security Shield started patrolling the area in May of 2023. So far, 11 homeowners were notified that the garage door was left open and was also noted that one of the homeowners did not answer the door when notification was attempted. The signs should be put up soon. Celeste Oreskovich will send management an update about Titan to send out to the homeowners. She is also looking for a couple more people to join the neighborhood watch program. She would like one person on each cul-de-sac. If you are interested, please let management know.

- **Animal Waste Signs**

Management Company looked through several options of signs that including signs that needed to be hung up and other options that included just stakes for the ground. The signs ranged anywhere between \$10-\$30. Options for waste disposal and signage was presented at the meeting. The Board decided to go with 5 signs for right now that will be placed where the problems are noted such as Bandera and Sienna. Management will also contact La Bella Vita to see if they would like one outside the entrance.

- **Damaged Tree on Bandara**

The Bandara District had South Side Landscaping take down the damaged tree. They were looking into replacing it but as of this meeting, no decision had been given to the management company.

VI. RESIDENT FORUM:

Concerns about the access road that utilities and other service companies use is being blocked by a trailer and a van. Last week the utility company came out and were unable to access the manhole because the road was blocked. Also noted, the landscape company that mows the soccer field was not able to use the road due to the same problem. Management will send a violation letter to the homeowners that are blocking the road.

The concern about the dumping was also noted again. The Board would like to figure out how to close the down one of the roads and make sure the other access road is free for utilities. Management will attempt to reach out to the owners of the land to see about shutting that down so there is less access to the illegal dumping.

VII. OTHER:

The next Board Meeting is tentatively scheduled in September at 6:00 p.m. at the Lamb Library pending approval or on Zoom.

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 7:05 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager