



BOARD OF DIRECTORS MEETING

**Tuesday, March 14, 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 Wednesday, March 14, 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 6:02 p.m.

The following directors were present: Cheryl Shirley, Jesse Harris and Tony Oreskovich. Rebecca Mercado was excused. 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 August 10, 2022 Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Shirley, seconded by Director Harris, and upon vote, the minutes of the August 10, 2022 Board Meeting were unanimously approved.

- The minutes of the November 7, 2022 Annual Homeowners Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Shirley, seconded by Director Harris, and upon vote, the minutes of the November 7, 2022 Annual Homeowners Meeting were unanimously approved.

III. FINANCIAL REPORT:

4th Quarter Financials- The 4th 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 Oreskovich, seconded by Director Harris, and upon unanimous vote, the financials for the 4th Quarter of 2022 were accepted.

IV. MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet.

Another damaged tree is outside Ventana on Bandara Parkway. We are waiting for the Bandara District for guidance before proceeding with clean up and replacement. Management suggested we could ask Premier Landscaping to remove the damaged tree, Director Oreskovich agreed with that suggestion. Management will call for a quote to get that removed.

There is going to be another home built this year on Bellagio.

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

V. NEW BUSINESS:

- **Ratification of Officers**

Tony Oreskovich, President, for a term of one (1) year(s); Cheryl Shirley, Vice President, for a term of one (1) year(s); Jessie Harris, Treasurer for a term of two (2) year(s); Rebecca Mercado, Secretary for a term of one (1) year(s). Glenn Parker was interested in severing on the Board. Management will call him after the meeting since his microphone was not working and talk to him about what the Board Members do.

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

- **Landscaping Contract for 2023**

Premier Landscape Industries sent in the 2023 contract for landscaping. The contract cost went up \$50.00 per month.

Following discussion, upon motion duly made by Director Shirley, seconded by Director Harris, and upon vote, the Board approved the 2023 Landscaping Contract.

VI. RESIDENT FORUM:

There is a street light that is out on Terracina. Management has called on the street light twice as well as some of the residents. Management will call Black Hills again.

There are concerns about neighborhood safety after a reported attempted break in at one of the homes in Ventana while the homeowners were sleeping. There are also reports about increased attempted thefts out of vehicles and other items. Discussion was had about how to best help the community that ranged from bigger neighborhood watch signs, gating the community, to hiring a security company. The Board decided that in the best interests for all of the homeowners, a special meeting will be scheduled to cover the different methods Ventana can do to combat this problem. Celeste Oreskovich, on behalf of the Board, will arrange guest speakers for the meeting. Once the speakers can be arranged, the management company will schedule the meeting mail information to each homeowner prior.

Homeowner mentioned excessive dog waste along the trail commonly used by residents of Ventana as well as the outside community. Homeowner asked if Waste Stations could be added or maybe even a sign. Discussion was had and both and the Waste Station idea, although a good suggestion, would have an upfront cost as well as finding someone to maintain (empty and replenish bags) the station is something else altogether. Management company will look into different options for signs and for now, the management company will send a mass email to all residents reminding them to pick up after their pets. It was noted that most of the waste does not come from Ventana Homeowners, more the outside community that also uses the trail.

VII. OTHER:

The next Board Meeting is scheduled for May/June at 6:00 p.m. at the Lamb Library pending approval or on Zoom. There will be a Special Meeting scheduled to cover the topic on security in Ventana. Information for the Special Meeting will be mailed out to each homeowner prior.

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 6:46 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager