

VENTANA

BOARD OF DIRECTORS MEETING

Wednesday, May 12, 2021 at 6:00 PM
via Zoom Online Meeting Room due to COVID-19 Pandemic

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, May 12, 2021 at 6:00 p.m. via Zoom Online Meeting Room due to COVID-19 Pandemic.

I. CALL TO ORDER

On behalf of the Board, Cheryl Shirley called the meeting to order at 6:05 p.m.

The following directors were present: Cheryl Shirley, Jesse Harris, Tom Gentry and Rebecca Mercado. Tony Oreskovich was excused. Manager stated that a quorum was present.

Also, present: Lynn Calkins, Teleos Management Group

Residents Present: See sign in sheet

II. APPROVAL OF MINUTES:

The minutes of the February 10, 2021 Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Shirley, seconded by Director Mercado, and upon vote, the minutes of the February 10, 2021 Board Meeting were unanimously approved.

III. FINANCIAL REPORT:

1st Quarter Financials

Following discussion, on motion by Director Shirley, seconded by Director Gentry, and upon unanimous vote, the financials for the 1st Quarter of 2021 were accepted.

IV. MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet.

From February 2, 2021 through May 4, 2021 there were 3 approved architectural review applications that were approved and there is one that needs more information on a Solar Panel. Violation report from the same time frame showed no new violations. There is an outstanding violation for a camper.

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

V. NEW BUSINESS:

- **Rodent Issues-** It has been noted recently that there is a rodent problem across from Ventana on Bandera. It was thought that the rodents were Voles but upon investigation from A&M Pest Control, the rodents are pocket gophers. Management Company will try to obtain permission from the land owners so we can try to cut down on the number of gophers using a program A&M Pest Control offers. La Bella Vita is having a similar problem and have been using Colorado Rid-A-Critter to set traps.
- **Animals (Llama/Cows) -** These animals have become destructive to some of the yards recently in the area. Residents are warned be aware this is going on. Management Company as well as some of the residents have made calls to find out who the animals belong to but so far have been unsuccessful locating the owner.

VI. UNFINISHED BUSINESS:

- **Stone Wall/Stucco Wall Repairs –** The stucco wall repairs have been completed. There are a couple of complaints about how it looks on Bandera. Management Company will contact TW Stucco and have them come back to see if anything can be done.

VII. RESIDENT FORUM:

None from the homeowners present.

VII. OTHER:

The next Board Meeting is tentatively scheduled for August 18, 2021, at 6:00 p.m. at the Lamb Library pending approval due to COVID Pandemic or it will be held on Zoom.

IX. 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 6:34 p.m.

Respectfully submitted,

By: 
President

By: _____
Manager