

VENTANA

ANNUAL HOMEOWNERS MEETING

November 6, 2023

Minutes

DATE AND TIME: The Annual Meeting of the Ventana of Pueblo Homeowners Association (referred to hereafter as "Members") was held Monday, November 6, 2023, at 6:00 p.m. via Zoom Online Meeting Room. The meeting was open to the public.

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

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

Present: Lynn Calkins, manager, was present to record the minutes.

Homeowners Present: See sign in on Zoom log.

II. PROOF OF NOTICE ESTABLISHMENT OF QUORUM:

Manager mailed Annual Meeting Notice, Budget and Proxy to 143 homeowners of record, on October 11, 2023

Manager presented the following: 11 proxies were received, as follows: 10 proxy vote was given to President and the remaining 1 proxy were for quorum purposes only.

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. EDUCATION:

SB23-178 - Water-wise Landscaping in Homeowners' Association Communities Approved by the governor May 17, 2023. This became effective on August 7, 2023, and is concerning removing barriers to water-wise landscaping in common interest communities. Under current law, the association may not prohibit the use of xeriscape, nonvegetative turf grass, or drought-tolerant vegetative landscapes to provide ground covering to property for which a unit owner is responsible. There is, however, an exception authorizing an association to adopt and enforce design or aesthetic guidelines or rules that apply to nonvegetative turf grass and drought-tolerant vegetative landscapes or to regulate the type, number, and placement of drought-tolerant plantings and hardscapes that may be installed on a unit owner's property, on a limited common element, or on other property for which the unit owner is responsible. The act states that

an association's guidelines or rules must: Not prohibit the use of nonvegetative turf grass in the backyard of a unit owner's property. Not unreasonably require the use of hardscape on more than 20% of the landscaping area of a unit owner's property. Allow a unit owner an option that consists of at least 80% drought-tolerant plantings; and not prohibit vegetable gardens in the front, back, or side yard of a unit owner's property.

What is a water wise landscape? Not all rock, not too much grass – a balanced approach. 1/3 grass which is a high-water area, 1/3 plants that take little water and 1/3 which is a part that would receive no water.

Have a plan? You need to have a site analysis. Don't block your view if you want to see it or block it if you don't, Exposures (when you get the sun or where the sun hits all day) are something to think about, soil type, drainage (where is the water going, where do you have gutters, keep the water away from your property and your neighbor's property – you might need a retaining wall if you have slopes. If you have existing irrigation, you may want to work with that or put in something else.

How do you want your area to function? You might want to have some grass if you have animals or kids that is high traffic. Start to define your area. Want a vegetable garden? Add mulch and rock in low traffic areas. Select plants that are native to Colorado or that are well adaptive to our area. The Colorado Springs water wise website has over 400 plants that do good here to choose from if you want ideas.

There are several designs on the Colorado State University Extension Plant Select Organization's "Downloadable Designs" (<https://plantselect.org/design/downloadable-designs/>) or from a municipality, utility, or other entity that provides water-wise garden designs. There are some great ideas at (<https://www.waterwiseplants.org/landscape-gallery/front-yards/>) which is from Colorado Springs Utilities.

IV. NEW BUSINESS: **Ratification of 2024 Budget:**

The 2024 Budget was mailed to all homeowners with the annual meeting notice. The quarterly assessment will be \$98.25 for Ventana Homeowners and \$55.75 for La Bella Vita Homeowners per quarter so that Titan Security will be covered. The trash assessments will remain the same.

The budget was discussed.

Following discussion and questions, upon a motion duly made by Director Harris seconded by Director Oreskovich, and upon vote, the 2024 budget was unanimously ratified.

Election of Board Members: Director Oreskovich and Director Shirley resigned their positions on the Board, expiring December 31, 2023. Manager asked for volunteers/nominations from the homeowners present. Jim Robinson and Darrel Therriault volunteered and Tony Roberts was nominated. Jessie Harris and Rebecca

Mercado agreed to stay on the Board. Tony Roberts accepted the nomination. Officers will be elected at the first Board meeting of 2024.

V. RESIDENTS FORUM:

Nothing from the homeowners present.

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 6:38 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager

DRAFT