

# VENTANA

## ANNUAL HOMEOWNERS MEETING

OCTOBER 13, 2021

### Minutes

**DATE AND TIME:** The Annual Meeting of the Ventana of Pueblo Homeowners Association (referred to hereafter as “Members”) was held Wednesday, October 13, 2021, at 5:30 p.m. via Zoom Online Meeting Room due to COVID-19 Pandemic. The meeting was open to the public.

- I. CALL TO ORDER:** On behalf of the Board, Cheryl Shirley called the meeting to order at 5:32 p.m.

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

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

Homeowners Present: See Zoom log.

**II. PROOF OF NOTICE ESTABLISHMENT OF QUORUM:**

Manager mailed Annual Meeting Notice, Budget and Proxy to 143 homeowners of record, on September 24, 2021.

Manager presented the following: 12 proxies were received, as follows: 10 proxy vote was given to President and the remaining 2 proxies 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 not met for the meeting.

**III. EDUCATION:**

House bills that passed into law this year in July. The changes took effect in September. HB 21-1310 impacts an HOA’s ability to restrict an owner’s right to display flags or signs on the Owner’s property. HB 21-1229 addresses several topics, such as allowing an owner to use non-vegetative turf grass in backyards, clarification of what a “significant increase in cost” or “significant decrease in efficiency” means for renewable energy generation devices.

**IV. NEW BUSINESS:**

**Ratification of 2022 Budget:**

The 2022 Budget was mailed to all homeowners with the annual meeting notice. The quarterly assessment will remain at \$85.00 per quarter and trash assessments as \$39.00 per quarter in 2022.

The budget was discussed.

By default, per Section 1108, the 2022 Board-approved Budget is deemed ratified. The homeowners present also approved the 2022 Budget.

**Election of Board Members:** Director Gentry resigned his position on the Board, expiring December 31, 2021. Manager asked for volunteers from the homeowners present.

There were no volunteers out of the homeowners present. The Board will continue to seek a 5<sup>th</sup> member.

**V. RESIDENTS FORUM:**

Resident had some concern about the cracks in the street and also the manhole cover that is sticking out and homeowner is concerned someone will trip and fall. Manager suggested calling and emailing the City of Pueblo, Public Works department about the concerns in the area.

Homeowner asked about a Phase III in Ventana. Homeowners would like to have some more trails to walk by the soccer field. A park was discussed but sounds like the HOA would not like the responsibility for care of the park.

Homeowner had concerns about cracks in the sidewalks and driveways. Manager explained that the sidewalks and driveways belong to the homeowner. The homeowner is responsible for maintenance and care of those areas.

**VI. ADJOURNMENT:**

There being no further business at this time, upon motion duly made by Director Shirley, seconded by Director Gentry, and upon vote, unanimously carried, the meeting was adjourned at 6:07 p.m.

Respectfully submitted,

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
Manager