

VENTANA

ANNUAL HOMEOWNERS MEETING

November 7, 2022

Minutes

DATE AND TIME: The Annual Meeting of the Ventana of Pueblo Homeowners Association (referred to hereafter as “Members”) was convened on Monday, November 7, 2022, at 6:00 p.m. at 2525 S. Pueblo Blvd., Pueblo, CO. The meeting was open to the public.

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: Tony Oreskovich, Cheryl Shirley, Jessie Harris and Rebecca Mercado.

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

Homeowners Present: See Sign-In Sheet.

II. PROOF OF NOTICE ESTABLISHMENT OF QUORUM:

Manager mailed Annual Meeting Notice, Budget and Proxy to 142 homeowners of record, on October 14, 2022.

Manager presented the following: Four (4) proxies were received, as follows: Four (4) proxy vote was given to President.

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. GUEST SPEAKER-

Scott Bridgman of the El Camino Homeowners Association asked to address the homeowners present about tumbleweeds. Scott informed the homeowners present about meeting with Andrew Hayes, the Director of Public Works in Pueblo, to discuss tumbleweed mitigation and that they are looking for more support from neighboring communities to write Mr. Hayes a letter about the problem and asking for him to pursue grant money from the Colorado Forest Division to further assist with the mitigation. Director Shirley agreed to write a letter that will be mailed to Andrew Hayes.

IV. EDUCATION:

Amended policies, necessary to reflect HOA law changes as mandated by the State of Colorado per HB22-1137, signed into law on June 3, 2022, and effective August 10,

2022. A summary of these laws was presented to the homeowners present. It was explained to the homeowners that HB22-1137 will increase dues if homeowners have unpaid assessments or have outstanding violations due to having to send certified mail and the extra labor hours.

V. NEW BUSINESS:

Ratification of 2023 Budget:

The 2023 Budget was mailed to all homeowners with the annual meeting notice. The quarterly assessment will remain at \$85.00 per quarter and trash assessments will be \$48.00 per quarter in 2023.

The budget was discussed.

Following discussion, upon motion duly made by Director Shirley, seconded by Director Harris, and upon vote, the 2023 budget was unanimously approved. There were no objections from the homeowners present.

Election of Board Members:

Manager asked for volunteers from the homeowners present.

There were no volunteers out of the homeowners present. The present Board that consists of Tony Oreskovich, Cheryl Shirley, Jessie Harris and Rebecca Mercado will remain in place. The Board will continue to seek a 5th member.

VI. RESIDENTS FORUM:

Director Oreskovich stated that a yield sign was installed at the North end of Bandera and Sienna because of all the "close" calls that seem to happen over there.

There was a discussion about decorating a tree in the roundabout. Once a date is decided, management company will send out an email. Last year there was a really bad turn out so hopefully more people will participate this year.

It was noted that some of the outlets are not working again in the roundabout. Resident that is a licensed electrician offered to take a look at them. Director Mercado also offered services. They will let the Board know their findings as well as cost.

Crime in the area was discussed. Director Mercado has concerns about the uprising in crime. The Pueblo Police Department is aware and it is always recommended that if you see something suspicious, to report it right away. Everyone needs to get involved with watching out for each other and each other's property. The more support as a community, the less crime. Director Oreskovich stated he has a Ventana Facebook Group that people can join if they are interested.

VII. ADJOURNMENT:

There being no further business at this time, upon motion duly made by Director Oreskovich, seconded by Director Shirley, and upon vote, unanimously carried, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager