



BOARD OF DIRECTORS MEETING

Wednesday, August 18, 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, August 18, 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 6:01 p.m.

The following directors were present: Cheryl Shirley, Jesse Harris, Tom Gentry, Tony Oreskovich and Rebecca Mercado. 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 May 12, 2021 Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Gentry, seconded by Director Mercado, and upon vote, the minutes of the May 12, 2021 Board Meeting were unanimously approved.

III. FINANCIAL REPORT:

2nd Quarter Financials- The 2nd Quarter financials were distributed to the Board in the meeting packet. Manager provided an overview of the financials and the current balances. Information will be sent to the Board on the one (1) really outstanding balance of HOA dues so the Board can vote on whether to send a letter from the association attorney or start the foreclosure process.

Following discussion, on motion by Director Shirley, seconded by Director Harris, and upon unanimous vote, the financials for the 2nd Quarter of 2021 were accepted.

IV. MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet.

Damaged tree is outside Ventana on Bandara Parkway. Management asked at Southside Landscaping and Premier Landscaping for a quote on the damaged tree. The two (2) dead trees that are on Bandara Parkway will be looked at by the Bandara district for replacement. Manager will send quotes to the insurance company to approve and replacement.

The violation report from the same time frame showed four (4) violations still in progress for weeds and one (1) that is on hold. The outstanding violation for a camper has been cleared.

From May 5, 2021 through August 9, 2021 there were 6 total architectural review applications. Of those, four (4) were approved and two (2) are pending.

The two pending applications are for a Pergola and for a fence extension. The Pergola was already built. The homeowner looked at the DRCs to see if approval was necessary for this type of structure but found nothing on a pergola so had it built. The fence extension submittal was from a home right behind that.

Proposal was made by Director Shirley to grant a variance for the pergola that is already built and with doing that, the fence extension of 2 cinder blocks for the other property to raise the fence.

The homeowner explained how she looked through the bylaws and CCRs and did not find information on a pergola. The Board acknowledge that the homeowner did her due diligence by looking through the CCRs.

The pergola was voted on from the design review committee and has three (3) votes for approval. With the 3 votes, that is a majority from the DRC. The variance for the pergola, voted on by the Board, is approved.

Noted for future homeowners: as stated in Article V, Section 505, of Ventana CCR's # (vii) the circumstances leading the applicant to seek a variance are unique to the Lot or Building Site or its Owner, and are not applicable generally to Lots in the Subdivision or their Owners. Variances are approved on case-to-case basis.

The fence extension was approved from the Board but only for a raise of two (2) cinder blocks, not three (3).

Manager will approve those and put the variances in the files.

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

V. RESIDENT FORUM:

New Builds were mentioned. Three (3) are scheduled to be started in the upcoming weeks.

Trails on end of the cul-de-sac by the soccer field are being driven on which is a danger to the community. Residents will keep a look out to call police on this suspicious activity.

VI. OTHER:

The next Meeting, the Annual Homeowners meeting is scheduled for October 13, 2021, at 6:00 p.m. at the Lamb Library pending approval due to COVID Pandemic or Zoom information will be sent out.

VII. 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 6:50 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager