

VENTANA

ANNUAL HOMEOWNERS MEETING

OCTOBER 26, 2020

Minutes

DATE AND TIME: The Annual Meeting of the Ventana of Pueblo Homeowners Association (referred to hereafter as “Members”) was held Monday, October 26, 2020, at 5:30 p.m. via Zoom Online Meeting Room due to COVID-19 Pandemic. The meeting was open to the public.

CALL TO ORDER: On behalf of the Board, Tony Oreskovich called the meeting to order at 5:35 p.m.

The following directors were present: Tony Oreskovich, Cheryl Shirley, Jesse Harris, Tom Gentry and Roger Fonda.

Also, Present: Manager Angie Elliott; Teleos manager Lynn Calkins was present to record the minutes.

Homeowners Present: See Zoom log.

PROOF OF NOTICE ESTABLISHMENT OF QUORUM: Manager mailed Annual Meeting Notice, Budget and Proxy to 144 homeowners of record, on October 8, 2020. Manager received six (8) proxies

Manager also presented the following: 8 proxies were received, as follows: 1 proxy vote was given to President and the remaining five (7) proxies were for quorum purposes only. Manager announced that the quorum requirements **had not been met** for the meeting. Topics below were discussed but no action taken.

EDUCATION: Political Signs: Manager gave education on timing and placement of political signs and do and don'ts.

NEW BUSINESS:

Ratification of 2021 Budget:

The 2021 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 2021.

The budget was discussed.

The Special Assessment collection was discussed and there were only 4 homeowners that are outstanding.

Manager will hold a site inspection with the Board to walk the outside stucco wall with Tom Ware with TW Stucco to go over repairs and cost. Manager will call TW stucco and set up a couple of times that he is available for the walk and report back to the board.

The operating account has a substantial amount of funds needs to be moved to reserves. Manager will send the balance sheet to the Board in December and subject to the amount, half of the funds will be moved to the reserves.

Following discussion, and upon motion duly made by Director Oreskovich, seconded by Director Fonda and upon unanimous vote, moving half of the operating funds to the reserves account in December was unanimously approved because the quorum was met with the Board of Directors in attendance.

RESIDENTS FORUM:

Director Oreskovich discussed the Neighborhood cleanup. The clean up this year had a good turnout. Celeste Oreskovich did good job with organizing this and the Board wishes to thank her again for doing that.

Director Oreskovich stated there were concerns from homeowners about barbwire that is on Bandara entrance wall. He stated when the lots are mowed, there are not mowing by the barbwire so weeds are remaining on the stucco wall. Director Fonda will contact the owner of the lots about removing the barbed wire.

The tree damaged along Bandara has an insurance claim filed. Manager will work through the claim with the insurance company so that damages can be accessed.

Director Fonda gave an update about the street lights. One street light in the round-about still is out. A crew from Black Hills went out to figure out the damages which looks like a wire has been cut. Director Fonda is still working with Black Hills Energy to find a fix to the problem.

Continuation of the Annual Homeowners Meeting:

There will a continuation of the scheduled Annual Meeting in January due to lack of a quorum.

Upon motion made by Director Oreskovich, seconded by Director Shirley, and upon unanimous vote, the Annual Homeowners meeting will be continued on January 13, 2021 at 6:00 PM and an eblast will be sent to homeowners.

CONTINUATION/ADJOURNMENT:

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board continued the annual meeting of the Ventana Homeowners Association to January 13, 2021 via Zoom at 6:00 p.m.

JANUARY 13, 2020 CONTINUED OCTOBER 26, 2020 MEETING

PROOF OF NOTICE ESTABLISHMENT OF QUORUM: Manager mailed Annual Meeting Notice, Budget and Proxy to 144 homeowners of record, on October 8, 2020. Manager received fifteen (15) proxies

Manager also presented the following: 15 proxies were received, as follows: 2 proxy votes was given to President and the remaining thirteen (13) proxies were for quorum purposes only. Manager announced that the quorum requirements **had not been met** for the continuation of this meeting.

Board Members: Director Jesse Harris, Director Cheryl Shirley, Director Tony Oreskovich and Director Tom Gentry agreed to stay on the Board. By acclamation, the Board will remain and will look for a fifth member.

Manager stated that a Board meeting will be held in February for election of officers with staggered one-, two- and three-year terms.

Ratification of 2021 Budget:

The 2021 Budget was mailed to all homeowners with the annual meeting notice.

By default, as specified in HOA Bylaws Article 3, Section 3.6, the 2021 Board approved Budget is deemed ratified.

There being no further business conducted, the meeting was adjourned.

Respectfully submitted,

By: _____
President

By: _____
Manager

