

Bella Vista

BOARD OF DIRECTORS MEETING FEBRUARY 23, 2017

MINUTES

I. DATE AND TIME

The Board of Directors Meeting of the Bella Vista of Pueblo Homeowners Association was held on February 23, 2017, at 5:00 p.m. at the Primrose Retirement Center, Pueblo, Colorado.

II. CALL TO ORDER

On behalf of the Board, The Manager, Angie Elliott called the meeting to order at 5:05 p.m.

The following directors were present: Roger Fonda, Bill Garcia and Lloyd Vigil

Also Present: Manager Angie Elliott, Donna Brooks, John Guzman-Peonio and Juanita Jacquez of Teleos Management

Homeowners Present: See sign-in sheet

Manager stated there was a quorum for the meeting.

III. APPROVAL OF MINUTES

The Minutes of the May 6, 2016, Board Meeting were included in the meeting packet for review. Following discussion, upon motion duly made by Director Fonda, seconded by Director Vigil, and upon vote, the May 6, 2016, Board Meeting Minutes were unanimously approved.

The Minutes of the October 18, 2016, Annual Homeowners Meeting were distributed to all homeowners at the meeting. Following discussion, upon motion duly made by Director Fonda, seconded by Director Vigil, and upon vote, the October 18, 2016 Annual Homeowner Meeting Minutes were unanimously approved.

IV. FINANCIAL REPORT

The financial statements consisting of Profit and Loss, Balance Sheet, and Profit and Loss versus Actual, check register and open invoices current through December 31, 2016, were included in meeting packets for review. Manager provided overview.

Following discussion, upon motion duly made by Director Fonda, seconded by Director Garcia, and upon vote, the financials were approved as presented.

V. MANAGEMENT REPORT

The Management Report was distributed in the meeting packet. Manager highlighted the areas of activity to the homeowners in attendance. There were no further questions asked of the Manager in reference to the report.

VI. NEW BUSINESS

- 2017 Annual Homeowner Meeting Date: Meeting is confirmed for Tuesday, October 17, 2017, at 5:00 p.m. at the Primrose Retirement Center.
- Election of Officers:

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| President | Bill Garcia |
| Secretary | Lloyd Vigil |
| Treasurer | Roger Fonda |

It was noted that all three board/officer positions expire at the end of 2017.

VII. OLD BUSINESS

- Front gate operational issues (including pedestrian entrance gate and new equipment purchased):
 - Director Fonda reported new operators were installed with no problems and the same software in place. Discussion followed regarding whether the HOA could share in the cost of the new operators.
 - Director Fonda will check settings to adjust how long the gates are staying open -- currently it's too long.
 - A welder will be rebuilding the walk gate in the next week or two. Alert Director Fonda if there are problems with the key pad/fobs.
- Front gate sign easement: TABLED.
- Developer update (including ideas for landscaping slope behind houses): Director Fonda reported Pedro must contact the storm water guy to determine if we can do something there. Pedro is ready, just need to draw up a plan. Director Fonda will look at the landscape plans for PUD.
- Gazebo in center landscaped area – next steps: There is a 15' pedestrian easement outside the fence. Homeowner Carson volunteered to research,

including whether it would encroach on a setback. No building permit would be required.

- Update on storage area on Ridge Drive for RVs and boats: Director Fonda reported that this is approximately 4 months off. Curb cuts will be made when Ridge Drive is paved/curbed.
- Resurfacing street: This will be done as soon as weather permits.
- Tree maintenance contract: Manager reported that there is \$1,200 in 2017 budget for deep root fertilization, etc.

VIII. RESIDENTS FORUM

- Two new houses built very close neighbors: Consider a fence as a delineator, perhaps wrought iron where some vines could grow, between 4767 and 4765 and between 4769 and 4771. Director Fonda was agreeable, not sure of timeframe and may not be able to install on property line.
- Liaison between owners and Green Earth: Management company should be advised when there are issues with Green Earth workers so that information can be shared with Pedro Jimenez.
- “No Soliciting” signs: Majority of homeowners would like to see “Covenant Controlled Community - No Solicitations” signs placed at the entrance gate.
- Front gate easement: Director Fonda will look at the Primrose Villas.
- Vehicles using fence line underneath power line as a road: Need to protect area, Pedro installed sprinkler lines last fall.

IX. ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Fonda, seconded by Director Garcia and upon vote, unanimously carried, the meeting was adjourned at 6:20 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager