

BELLA VISTA OF PUEBLO HOEMOWNERS ASSOCIATION, INC
ANNUAL HOMEOWNERS MEETING
APRIL 14, 2015

DATE AND TIME: The Annual Meeting of the Bella Vista of Pueblo Homeowners Association (referred to hereafter as "Members") was held on April 14, 2015 at 2:30 p.m. at the Primrose Retirement Center, 5055 Outlook Blvd., Pueblo, Colorado.

CALL TO ORDER: On behalf of the Board, The Manager, Angie Elliott called the meeting to order at 2:10 pm.

The following directors were present: Roger Fonda (entered meeting at 2:40).

Also Present: The Manager, Angie Elliott, was present to record the meeting along with her Assistant Linda Vaughn, Teleos Management.

Homeowners Present: See sign-up sheet.

PROOF OF NOTICE ESTABLISHMENT OF QUORUM: Manager mailed Annual Meeting Notice, Budget and Proxy to all homeowners of record, on March 23, 2015. Manager received (2) two proxies to be used for quorum only and none for voting purposes.

Manager stated there was a quorum for the meeting.

RESIDENTS FORUM: Homeowner Jim Montoya discussed the gate not being closed in evenings and may be due to construction workers.

Homeowners were concerned that the yards and common areas were not being maintained and discussed how often the lawns were scheduled for mowing this season. Further discussion followed on the weeds not being removed when cut and lay on the ground to seed again. Also discussed was the pre-emergent application.

MINUTES: The minutes of the January 23, 2014 Annual Homeowners Meeting were distributed to all homeowners at the meeting. Following discussion, upon motion duly made by Homeowner Jim Montoya, seconded by Homeowner Ed Halter and upon vote, the Minutes were approved unanimously.

MANAGER'S REPORT: 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.

FINANCIAL INFORMATION: The year-end financial statements were distributed

in the meeting packet. Manager has sent the year-end financials to the webmaster to be placed on the site.

The financial statements consisting of Profit and Loss, Balance Sheet, and Profit and Loss versus Actual, check register and open invoices through March 31, 2015, were included in meeting packets for review by homeowners.

Upon motion made by Louise Fosdick, seconded by Bill Garcia and upon vote, the financial reports were approved unanimously as presented.

NEW BUSINESS:

Discussion and Possible Ratification of 2015 Budget: –The 2015 Budget was mailed to all homeowners with the annual meeting notice.

Following discussion and upon motion made by Jim Montoya, seconded by Ed Halter and upon vote, the 2015 Budget as presented was unanimously approved for ratification.

Director Fonda entered meeting.

Director Fonda discussed the hours of the gate and will recheck to make sure it closes at 8 pm each evening and will also remind workers to close gate.

Director Fonda discussed the road work being completed on Ridge Road and San Pietro from improper mixture of asphalt when originally built.

Director Fonda further discussed that Green Earth's duties were scaled back last year when homeowner R. Gregory was in charge of the maintenance of the common areas and keeping the costs down in the community. Director Fonda will check with Pedro on number of services and will send Management the contract.

Election / Appointment of Board Members: Director Fonda discussed needing to have Management Company perform the day to day operations of the association effective immediately and also the need to have homeowners on the Board to assist with its operating as sales and construction of new homes is rapidly occurring and he is unable to handle the day to day business of the Association. .

Director Fonda asked for nominations from the floor. The terms are for two years.

Jim Montoya and Bill Garcia volunteered to serve on the Board. Discussion followed on the amount of time and meetings for directors.

There being no other nominations from the floor, upon motion made, seconded and upon vote, Jim Montoya and Bill Garcia were elected to serve on the Board. Jim Montoya and Bill Garcia accepted.

Other:

Update on Development – Director Fonda gave an updated report on the community development and discussed that the remainder of the lots are being sold and by year end we should have five new homeowners.

Director Fonda also discussed the second phase of the development and the same product will be built with larger lots sizes.

Homeowners asked if signage can be placed on the Iron Gate so people know they are Bella Vista. Director Fonda will look into signage.

Management Company – discussed above.

OLD BUSINESS: None.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 3:30 pm.

Respectfully submitted,

By: _____
President

By: _____
Manager