



**Annual Homeowner Meeting
Minutes**

I. DATE AND TIME

The Annual Homeowners meeting of Bella Vista of Pueblo Homeowners Association was convened on October 18, 2016, at 3:00 p.m. at the Primrose Retirement Center, 5055 Outlook Blvd. Pueblo, CO.

II. ATTENDANCE

Directors in Attendance: Roger Fonda, Bill Garcia and Lloyd Vigil

Also in Attendance: Manager Angela Elliott and Donna Brooks, Teleos Management

Homeowners in Attendance: See sign-in sheet

III. CALL TO ORDER

On behalf of the Board, Manager Angela Elliott called the meeting to order at 3:00 p.m.

IV. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Manager disclosed that the Notice of Annual Meeting, along with the 2017 proposed Budget and Proxy, were mailed to twenty-one (21) homeowners and Declarant on October 3, 2016.

HOA bylaws state that 20% of votes of the association must be present for this meeting. In recording 10 homeowners in attendance, 3 proxies and Roger's interest in remaining unsold lots, the Manager announced that the quorum requirements had been met for the meeting.

V. NEW BUSINESS

Ratification of 2017 Budget: Manager provided overview of budget.

Funds were added for tree/plant/shrub maintenance and weed control contract; increase in water expense (will defer legal fees for amendment of covenants until Phase II completed and apply those funds to water budget); explained difference between administrative charges and management fee; discussed value of HOA website and information available to owners; and reason for change in trash companies (spotty service, no service directly after snow storm, etc.). It was also noted that there will be two Board meetings in 2017 and funds added for that.

The 2017 budget assumes an increase in monthly assessments from \$135.00 to \$150.00.

There being no further discussion, upon motion by Homeowner Phillips, seconded by Director Vigil, and upon vote of 9 for the increase of the monthly assessment to \$150.00 per month effective January 1, 2017.

There being no further discussion, upon motion duly made by Director Vigil, seconded by Director Garcia, and upon vote, the 2017 Budget as presented was ratified.

VI. RESIDENTS' FORUM

Recycling: Because there is no land fill, there is no inexpensive way to recycle.

Developer Update: Developer Fonda reported that the landscaper is working on the slope behind houses. The plan was to seed everything (with trees) along Eagleridge Boulevard along the sidewalk. Roger would seek input as to who wants that area landscaped or rocked (grass/trees would be an enhancement).

Update on Phase II: Developer Fonda is hoping to pave the road this year and that curb/gutter work can be done yet this year.

There will be 46 more lots across the street that would be part of this Association, however may create a sub-association. There would be a different dues structure and they will pay their own storm water and sewer. It will be a cleaner way to keep track of funds. The lots are bigger, therefore more landscaping. There are pluses and minuses: they will be adding more income into the mix but there will be more common area and a 15' pedestrian easement.

Front Gate Sign: Has not yet been ordered. Discussion followed on putting the signage on Eagleridge Boulevard, but Roger will need to check if there is a sign easement at that location.

Gazebo: Discussed whether center landscaped area where roses are could be redone to include a gazebo. Builder may consider paying for that improvement.

Storage Area for RVs and Boats: Discussion followed on the area that would be used for RV/Boat storage. Area would be fenced and for residents only with a gate on Ridge Drive. A fee would be charged and could be potential income for association.

Pedestrian Entrance at Gate: Discussion about difficulty entering at San Pietro Court entrance. Gate will default to open if the gate's power is turned off. Director Fonda will look into this

Resurfacing street: Overlay is not pristine; will repair curb and gutter. Fonda committed to getting it done.

Insurance: Homeowners were encouraged to get loss assessment coverage in the event of an event affecting the entire community that could prompt a special assessment to cover repairs.

Spraying Trees and fertilizing: Homeowners discussed spraying trees and deep root fertilization for the trees to ensure a healthier life span.

VII. 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 4:45 p.m.

Respectfully submitted,

By: _____
President

By: _____
Secretary