

BELLA VISTA OF PUEBLO HOMEOWNERS ASSOCIATION, INC
ANNUAL HOMEOWNERS MEETING
OCTOBER 21, 2015

DATE AND TIME: The Annual Meeting of the Bella Vista of Pueblo Homeowners Association (referred to hereafter as "Members") was held on October 21, 2015 at 3:00 p.m. at the Rawlings Library Bret Kelly Room B, 100 E Abriendo Ave., Pueblo, Colorado.

CALL TO ORDER: On behalf of the Board, The Manager, Angie Elliott called the meeting to order at 3:04 pm.

The following directors were present: Roger Fonda, James Montoya, Bill Garcia.

Also Present: The Manager, Angie Elliott, of Teleos Management was present to record the meeting.

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 September, 2015. Manager received no proxies.

Manager stated there was a quorum for the meeting.

MINUTES: The minutes of the April 15, 2015 Annual Homeowners Meeting were distributed to all homeowners at the meeting. Following discussion, upon motion duly made by Director Montoya, seconded by Director Garcia, 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 current through September 31, 2015, were included in meeting packets for review by homeowners.

Upon motion made by Homeowner Mayme Phillips, seconded by Homeowner Ed Halter and upon vote, the financial reports were approved unanimously as presented.

NEW BUSINESS:

Ratification of 2016 Budget: –The 2016 Budget was mailed to all homeowners with the annual meeting notice.

Discussion following on major replacements, reserve studies and forecasting an increase in monthly assessments.

Following discussion and upon motion made by Homeowner Glenna Plane, seconded by Homeowners Ed Halter and upon vote, the 2016 Budget as presented was unanimously approved for ratification.

Election / Appointment of Board Members: Directors J. Montoya and B. Garcia's positions were up for reelection. Director J. Montoya would serve again if no one else had an interest and Director Garcia wanted to serve again. The terms are for two years.

Manager ask for nominations from the floor. Homeowner Lloyd Vigil was interested in serving on the Board.

Upon motion made by Director J. Montoya nominating both Bill Garcia and Lloyd Vigil to serve on the Board, seconded by Homeowner Norm Glach, and upon vote, Homeowners Lloyd Vigil and Bill Garcia were elected to the Board to serve two year terms.

Other: None.

Update on Development: Director Fonda discussed the second phase adding an additional 42 lots to the Association. Further discussion followed on the product type and differences between the two phases. Maps were available for the homeowners.

OLD BUSINESS: None.

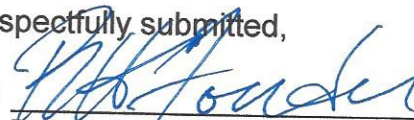
RESIDENTS FORUM:

- Homeowner Ed Halter reminded Director Fonda regarding signage.
- Homeowner Bev Halter asked for the gates to close earlier now that it is getting darker. Further discussion followed on the functions and design of the gate and key pad.
- Homeowners also requested that the pedestrian gate be fixed.
- Homeowner L. Vigil discussed his concerns and safety issues with the driveway and who is responsible for the repair.
- Discussion followed on dust control and barricading the road (Ridge) and moving the concrete wash out to another location.
- Further discussion following on the area marked for RV parking.

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 4:10 pm.

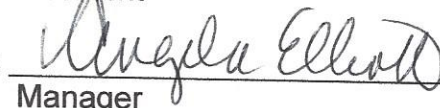
Respectfully submitted,

By:



President

By:



Manager