



BOARD OF DIRECTORS MEETING

**Thursday, September 19, 2024, at 6:00 PM
via Zoom Online Meeting Room**

MINUTES

DATE AND TIME

A meeting of the Board of Directors of the Ventana of Pueblo Homeowners Association (referred to hereafter as the "Board") was held on Thursday, September 19, 2024, at 6:00 PM via Zoom Online Meeting Room.

I. CALL TO ORDER

On behalf of the Board, Tony Roberts called the meeting to order at 6:02 p.m.

The following directors were present: Tony Roberts, Jesse Harris and Jim Robinson. Rebecca Mercado and Darrel Therriault were excused. Manager stated that a quorum was present.

Also, present: Lynn Calkins, Teleos Management Group

Residents Present: See Zoom Log

II. APPROVAL OF MINUTES:

The minutes of the July 10, 2024, Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Roberts, seconded by Director Robinson, and upon vote, the minutes of the July 10, 2024, Board Meeting were unanimously approved.

III. FINANCIAL REPORT:

2nd Quarter Financials: The 2nd Quarter financials were distributed to the Board in the meeting packet. Manager provided an overview of the financials and the current balances.

Following discussion, on motion by Director Harris, seconded by Director Roberts, and upon unanimous vote, the financials for the 2nd Quarter of 2024 were accepted.

2025 Budget: Manager distributed an initial budget in the Board Packet. Manager went over the 2025 Budget and answered all questions.

Following review, upon motion duly made by Director Roberts, seconded by Director Harris, and upon vote, the 2025 Budget was unanimously approved.

IV. MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet. There was one architectural request since the last meeting that was approved for the empty lot on Aventura.

V. OLD/NEW BUSINESS:

OLD:

Collection Agencies: Questions that were asked about using collection agencies last meeting. Manager asked around and then ultimately emailed the attorney and she is looking into this.

Concerns about Bandra District from last meeting – The Board noted that there are a couple of new bushes that have been planted and that it is looking better. They also noted that there have been a lot of grasshoppers this year and that is not helping. Southside Landscaping is doing this best they can.

Security: There were questions at the last meeting about getting a summary of events from the security company. The head of the Neighborhood Watch was on the meeting and stated that she would send a list of the garage doors that were left open and some of the other things that have been reported and responded to. The Board of Directors have noticed a decrease in the number of reported car break-ins and other crimes in Ventana since adding Titan security to keep an eye on the neighborhood.

NEW:

Concerns about the security company: La Bella Vita's Board sent an email about concerns with the security company not responding to garage doors open, strange cars and people at the mailboxes. The concerns were addressed in the meeting. There was also a suggestion to see what other security companies charge for the same services. Manager will investigate the costs and send that information to the Board.

VI. RESIDENT FORUM:

Decorating the trees for Christmas in the Roundabout was discussed. Some homeowners decorated a tree last year but there was not much community involvement. A suggestion was made about hiring a company to come this year to do it. Manager will investigate the costs and send that information to the Board.

Homeowner in the La Bella Vita neighborhood had concerns about her sprinklers and water pressure. Since La Bella Vita has their own neighborhood CC&R's and Bylaws, the homeowner will need to address that with the Board at La Bella Vita.

VII. OTHER:

The Annual Homeowner Meeting scheduled for November 18, 2024 at the Lamb Library. Homeowners will be mailed the invitation, 2025 budget, proxy and agenda so be on the lookout for that.

VIII. ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote the meeting was adjourned at 6:57.

Respectfully submitted,

By: _____
President

By: _____
Manager

DRAFT