



BOARD OF DIRECTORS MEETING

**Thursday, March 21, 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, March 21, 2024 at 6:00 p.m. via Zoom Online Meeting Room.

I. CALL TO ORDER

On behalf of the Board, Jesse Harris called the meeting to order at 6:03 p.m.

The following directors were present: Jesse Harris, Tony Roberts, and Jim Robertson. Darrel Therriault, and Rebecca Mercado 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 June 13, 2023 Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Harris seconded by Director Robertson, and upon vote, the minutes of the June 13, 2023, Board Meeting were unanimously approved.

- The minutes of the November 6, 2023 Annual Homeowners Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Harris, seconded by Director Robertson, and upon vote, the minutes of the November 6, 2023, Annual Homeowners Meeting were unanimously approved.

III. FINANCIAL REPORT:

4th Quarter Financials- The 4th 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 4th Quarter of 2023 were accepted.

Delinquencies: Manager distributed the delinquency report in the financials. Discussion followed regarding outstanding delinquencies and homeowners with high balances that were noted, demand letters will be sent out.

Following discussion, on motion by Director Robertson, seconded by Director Roberts and upon unanimous vote, the five (2) properties that were flagged before the meeting with have demand letters sent.

Operating Funds to Reserve: After reviewing the 4th quarter financials, it was noted that \$10,000.00 should be moved from the operating fund to the reserve fund.

Following discussion, on motion by Director Harris, seconded by Director Roberts, and upon unanimous vote, the transfer of \$10,000.00 from operating funds to the reserve fund were approved.

IV. MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet.

There were no further questions asked of Management on the management report.

V. NEW BUSINESS:

- **Ratification of Officers**

Tony Roberts, President, for a term of one (1) year(s); Jim Robertson, Vice President, for a term of one (1) year(s); Jesse Harris, Treasurer for a term of two (2) year(s); Rebecca Mercado, Secretary for a term of one (1) year(s); Darrel Therriault, Board Member a term of one (1) year(s)

Following discussion, upon motion duly made by Director Harris, seconded by Director Robertson, and upon vote, the Board ratified the officers.

- **Landscaping Contract for 2024**

Premier Landscape Industries sent in the 2024 contract for landscaping. The contract cost remains unchanged from last year.

Following discussion, upon motion duly made by Director Roberts, seconded by Director Harris, and upon vote, the Board approved the 2024 Landscaping Contract.

- **Adoption of Water Wise Policy**

This bill amends C.R.S. § 38-33.3-106.5 to address xeriscaping and landscaping specifically in communities with single-family detached homes. Such communities cannot prohibit the use of xeriscape, artificial turf, or drought-tolerant or nonvegetative landscapes that provide a ground covering to property owned/owner responsible for. The association cannot prohibit artificial turf in the backyard, cannot require use of hardscape on more than 20% of the landscaping area on the property, cannot prohibit vegetable gardens in the front, back or side yard of the property and must allow for installation of at least 80% drought tolerant

plants. Three designs will be agreed upon and will be provided on the Ventana website. A reminder that all landscaping changes need to be submitted to the design review committee and must be approved before starting.

Following discussion, upon motion duly made by Director Roberts, seconded by Director Harris, and upon vote, the Board adopted the Water Wise Policy.

- **The Corporate Transparency Act (CTA)**

The Corporate Transparency Act became effective on January 1, 2024, mandates that all “Reporting Companies” covered by the law disclose “Beneficial Ownership Information” (BOI) to the Financial Crimes Enforcement Network (FinCEN) division of the U.S. Treasury Department. Signed into law in 2021, the CTA is part of an expansive federal government effort to crack down on illegal money laundering and other crimes. Community Associations are “Reporting Companies” under the act since they are usually organized by filing articles of incorporation with a secretary of state. For Community Associations, the voluntary members of the Board of Directors will be considered individuals with “substantial control” over the covered entity, i.e. the association and will mean all Board members will need to provide information to FinCEN (Financial Crimes Enforcement Network). The information that will need to be provided is full legal name, date of birth, address and a copy of driver’s license, passport or a state issued ID. This must be done by the end of the year. The Board and the Management company will continue to follow any updates on mandate.

VI. RESIDENT FORUM:

Homeowner noticed that two trees on Bandara appear to be dead and need replacement. Manager will contact the Bandara District to see if they will be replacing those or if Ventana needs to do that.

VII. OTHER:

The next Board Meeting is scheduled for May/June at 6:00 p.m. at the Lamb Library pending approval or on Zoom.

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 6:33 p.m.

Respectfully submitted,

By: Tony Roberts
Tony Roberts (Jul 13, 2024 14:07 MDT)

President

By: Synn Calkins
Manager