

VENTANA

ANNUAL HOMEOWNERS MEETING

November 18, 2024

Minutes

DATE AND TIME: The Annual Meeting of the Ventana of Pueblo Homeowners Association (referred to hereafter as “Members”) was held Monday, November 18, 2024, at 6:00 p.m. at the Lamb Library, 2525 S. Pueblo Blvd., Pueblo, CO. The meeting was open to the public.

I. CALL TO ORDER: On behalf of the Board, Tony Roberts called the meeting to order at 6:01 p.m.

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

Present: Lynn Calkins, manager, was present to record the minutes.

Homeowners Present: See sign in sheet.

II. PROOF OF NOTICE ESTABLISHMENT OF QUORUM:

The disclosed that the Annual Meeting Notice, Budget and Proxy were mailed to 142 homeowners of record, on October 19, 2024

Manager presented the following: Nine (9) proxies were received, as follows: Six (6) proxy votes were given to President and the remaining three (3) proxy were for quorum purposes only.

HOA Bylaws state that 20% of the votes of the association must be present for this meeting. Manager announced that the quorum requirements were **not met** for the meeting.

III. EDUCATION:

Titan Shield Security came to speak to the homeowners about what their company does and a couple helpful tips for the homeowners to protect their property and themselves. He suggested making sure that your garage doors are closed and locked, your car is locked and all valuables are put away. The company does want the homeowners in Ventana to understand that not 100% of things that happen can be prevented but having a security company is a strong deterrent and wanted to pass along that the more the residents of Ventana are involved with keeping the area safe, reporting problems,

watching their outdoor security camera and watching out for each other, the safer Ventana will be.

IV. NEW BUSINESS:

Ratification of 2025 Budget:

The 2025 Budget was mailed to all homeowners with the annual meeting notice. The quarterly assessment will remain at \$98.25 for Ventana Homeowners and \$55.75 for La Bella Vita Homeowners quarterly. The trash assessments will remain the same.

The budget was discussed.

By default, as specified in HOA Bylaws Section 3.6, the 2025 Board-approved Budget is deemed ratified.

Election of Board Members: The current Board consists of Tony Roberts, Jim Robertson, Jesse Harris, Rebecca Mercado, and Darrel Therriault. All terms have expired with the exception of Jesse Harris. Manager called for nominations from the floor. There were no nominations from the floor. The manager called for volunteers from the floor. No one volunteered. The current Board agreed to remain in place with the exception of Rebecca Mercado who was not in attendance. The Board will pursue additional directors at the next board meeting.

V. RESIDENTS FORUM:

Nothing from the homeowners present.

VI. ADJOURNMENT:

There being no further business at this time, upon motion duly made by Director Roberts and upon vote, unanimously carried, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager