

VENTANA

ANNUAL HOMEOWNERS MEETING

FEBRUARY 7, 2011

The annual meeting of the Owners of the Ventana Homeowners Association (referred to hereafter as “Owners”) was convened on Monday, the 7th day of February, at 7:12 P.M. at Lamb Branch Library, Pueblo, CO.

ATTENDANCE

Directors in Attendance Were:

Roger Fonda – Chairman
Dax Charles

Absent: Tom Hall (proxy), Geoff Siebenneicher, Adam Ditto (excused – no voting privileges)

Also in Attendance:

Angela Elliott, Association Manager, Teleos Management Group, Marsha Christophulos, Teleos Management Group

Homeowners Present: See attached sign in sheet

ADMINISTRATIVE MATTERS

Minutes: The minutes of the May 5, 2010 special homeowners meeting held May 5, 2010 were reviewed. Upon motion duly made by Homeowner Gordon Murley and seconded by Director Charles, and unanimously carried, the minutes of the May 5, 2010 meeting were approved as presented.

FINANCIAL MATTERS

Ms. Elliott distributed to the Board and Owners the current financial statements.

Upon motion duly made Director Charles and seconded by Homeowner Gordon Murley and upon vote, unanimously carried, the financials were accepted as presented.

Budget. Management and Chairman Fonda discussed the budget with homeowners. An invoice was just received from landscaper for \$7200 which would add a deficit to expenses for 2010 year. Chairman Fonda thought the invoice was incorrect and included developer mowing. He would get with landscaper to correct invoice.

The budget does not include any additional dollars transferred to reserve account, other than original \$3600. Chairman Fonda suggested board work on the budget, increasing landscaping and not putting additional money in reserve account, to balance the budget. If additional fees and revenues come in, then can transfer into reserve.

Following discussion to not have another annual meeting to approve budget, Homeowner Gordon Murley made a motion to approve the 2011 budget, pending board approval, seconded by Homeowner Lisa Miller, unanimously carried, the proposed budget was approved pending correction.

OLD BUSINESS:

Landscaping Contract. Homeowner Rosalie Vigna discussed the dead trees. Chairman Fonda said developer will replace the dead trees in the circle and will talk with Developer Leach to replace the dead trees in La Bella Vita.

Snow Removal. Discussion took place on snow removal throughout the community. The association only shovels the common area walks. Also, discussed, was snow removal along the Bandero sidewalks. Homeowner Vigna will check on what company is responsible for snow removal with the committee. The Metropolitan District takes care of Siena and Bandero and it is their responsible to maintain all sidewalks that fall outside of the wall.

Christmas lights. The lights were hung but never turned on this year. Chairman Fonda would have the circuit checked.

Homeowner Sicher discussed the danger of cars parked around the circle. Not a permanent problem, but occasionally seems to create a danger, especially without lights and signs and when there is snow.

Chairman Fonda said Department of Transportation dropped the ball on the one-way signs and asked homeowners if they still wanted the signs. Following discussion, Homeowners do not want additional “signs” not even the “one-way” signs.

Website. Management Company said address of website is www.ventana-pueblo.com. Homeowners should visit site and we will start communicating through the website. Management will post year-end financial information on site.

Homeowner Polk said he was unaware that landscaping improvements needed to be approved by Design Review Committee. His was completed and committee will review the completed work. Discussion took place regarding two temporary wooden gates still remain and vents that need to be painted. Director Charles said we have a process in place and will follow that process for violations.

Discussion took place on the recently built home. The house does not fit in the neighborhood. Chairman Fonda said driveway was restricted. But design review committee screwed up on hip roof. The garage could not face other way, access had to be next to first lot.

Management was asked to put the design review improvement form on the website.

NEW BUSINESS

Manager said her contract terms would remain the same for 2011.

Following discussion, upon motion duly made Director Murley and seconded by Homeowner Vigna and upon vote, unanimously carried, the management contract for 2011 was accepted as presented.

Annexation of Additional Property. Chairman Fonda discussed amending the covenants to annex additional property into Ventana. It will bring an additional 110 homes to the community. It is zoned R-1, restricts land to a 7,000 square foot lot. Ultimate goal is to keep the new area similar. Chairman Fonda was not certain when it will start. He further described the boundaries of the filing.

Homeowners said they would like to see the area to be like the existing homes in the area. Chairman Fonda said he was not certain what type of housing or when the project would begin.

Homeowner Sicher asked about the 2 lots off Northern. Chairman Fonda said they are zoned Residential.

Discussion took place on the soccer field. It is functional. Chairman Fonda approached the City for phase 1 of equipment. The City came back

and wanted handicap parking, etc. Still unresolved, as attention was then focused on a pool/clubhouse.

Management and Chairman were asked to check on silt fences around Noga and Huth's lot. Erosion is a problem.

Schedule of Board Meetings/New Directors. Chairman Fonda asked if anyone interested in serving on board. Homeowners Sicher and Murley volunteered as directors.

New board will meet and post schedule of meetings and minutes on website.

Homeowner Vigna asked Chairman Fonda if homeowners could be on design review committee. Chairman Fonda acknowledged needing the assistance of homeowners and asked for volunteers.

Homeowners Fred Polk and Steve Cervi volunteered.

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 8:28 pm.

Respectfully submitted,

By _____
Secretary of the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL FEBRUARY 7, 2011 ANNUAL MEETING OF THE OWNERS OF THE VENTANA HOMEOWNERS ASSOCIATION BY THE BOARD OF DIRECTORS SIGNING BELOW:

ROGER FONDA

TOM HALL

DAX CHARLES

ADAM DITTO

GEOFF SIEBENNEICHER

