



**BOARD OF DIRECTORS MEETING**  
**Wednesday, June 24, 2020**  
**MINUTES**

**DATE AND TIME:**

A meeting of the Eagleridge Estates Homeowners Association Board of Directors (referred to hereinafter as the “Board”) was held on Wednesday, June 24, 2020, at 3:00 p.m. via Zoom Online Meeting Room due to COVID-19 Pandemic.

**I. CALL TO ORDER:**

On behalf of the Board, Ed Thomson called the meeting to order at 3:01 p.m.

Directors in Attendance: Ed Thomson, David Smith and Roger Fonda.

Also, in Attendance: Teleos Manager Lynn Calkins, to record minutes

Homeowners Present: See log from Zoom

**II. FINANCIAL REPORTS:**

First Quarter Financials –

- Director Thomson noted that there were approximately 37 homeowners who have not paid their 2020 annual dues and are being charged late fees and interest.
- Director Thomson noted a portion of operating funds have subsequently been reclassified as reserve funds to accurately reflect those account balances as of December 31, 2019.

Following discussion, on motion by Director Thomson, seconded by Director Smith, and upon unanimous vote, the accrual basis financials for the first quarter of 2020, as adjusted for the reclassification of operating to reserve funds, were accepted.

**III. MANAGEMENT REPORT:**

The Management Report was distributed in the meeting packet. Manager explained what documentation was included in the Management Report.

There were no questions asked of Management.

#### **IV: VIOLATIONS REPORT:**

- Violations (From January 1st through June 18, 2020) - Since January 1<sup>st</sup> there have been a total of 147 recorded violations, the majority of which were for trash totes left out, and which, for the most part, have been corrected. There are 31 open violations, most for landscaping, weeds and illegally parked trailers, which we are working on. Director Thomson noted that trailers were a big problem in the past. He noted an improvement in the community appearance.
- There were 6 design requests noted in the same time period. These included play sets, awnings, and landscaping projects.

#### **V: NEW BUSINESS:**

- Review/Update on Policies – The management company will review all the policies currently on file and will make suggestions/updates. Drafts will be sent to the Board for review and approval.
- Review Year to Date Weed Control Efforts- Director Smith noted in years past the landscaping company was pulling weeds by hand and hand spraying, the cost for which was prohibitive. To reduce cost, the Board eliminated hand weeding for 2020 and hired Chem-Way to apply a pre-emergent spray. The pre-emergent treatment was not as effective as planned due to the lack of rain. The Board also obtained a bid from Chem-Way to apply periodic weed control spray, which has been approved. The Board also approved Chem-Way to apply the pre-emergent early next year. The Board will continue to monitor the situation. Director Smith will be the point of contact with Chem-Way.
- Director Smith noted that there have been substantial costs for the cleaning of the concrete pans in the large detention pond on Eagleridge. Due to these unbudgeted costs, removal of the dead trees on Eagleridge has been deferred next year.

#### **VI: RESIDENT FORUM:**

- Homeowner raised concerns about fireworks. The Board recommends any homeowners that have concerns about fireworks contact Pueblo City Code Enforcement.
- Homeowner asked about landscaping requirements and approvals for backyards. Director Thomson stated that the HOA has no authority over backyards unless improvements are visible from public streets or sidewalks. Director Thomson also went over the landscaping requirements for Eagleridge with homeowner. Homeowner also asked about grading concerns and flooding that happens in her backyard. Director Thomson noted this does not fall within the purview of the HOA. Director Fonda volunteered to discuss the problem with the builder and will get back with her directly.

#### **VII: OTHER:**

The next Board Member Meeting will be announced at a future time

**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 4:08 p.m.

Respectfully submitted,

By:   
\_\_\_\_\_ President