



ANNUAL HOMEOWNER MEETING
Tuesday, December 7, 2021

MINUTES

DATE AND TIME: A meeting of the Eagleridge Homeowners Association of Pueblo, Inc. (hereinafter "HOA") was convened on December 7, 2021, at 6:00 p.m. via Zoom Online Meeting Room due to the COVID-19 pandemic.

I. CALL TO ORDER:

On behalf of the Board, Ed Thomson called the meeting to order at 6:01 p.m.

Directors in Attendance: Ed Thomson, David Smith, Francine Lorts, Ray Zupancic and Arnold Gonzales

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

Homeowners Present: See log from Zoom

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM:

Manager noted the HOA Annual Meeting Notice, 2022 Budget, Proxy and 2022 assessment invoice were mailed to the 267 homeowners of record, on November 9, 2021.

Manager noted 10 signed proxies were received back, as follows: Four (4) proxy votes were given to the Board President and six (6) proxies were returned for quorum only. Manager announced that the quorum requirements were not met for this meeting.

The meeting was continued with the remaining agenda items, but without the required quorum, no votes were taken.

III. EDUCATION:

Manager reviewed House bills that passed into law and took effect during 2021. HB 21-1310 impacts an HOA's ability to restrict an owner's right to display flags and signs on the Owner's property. HB 21-1229 requires HOAs to make available fee information relative to purchase/sale of properties and requisite annual disclosures, and clarifies allowable HOA regulations related to xeriscape, nonvegetative turf grass, and renewable energy-generation devices.

IV. NEW BUSINESS:

- **Review of 2021 Projected Year-End Financials** – Director Thomson reviewed the projected 2021 year-end Income Statement.
- **Review of 2022 Operating Budget** – The Manager noted the 2022 Board-approved Operating Budget was mailed to all homeowners with the annual meeting notice. Director Thomson reviewed the Operating Budget, and Director Smith further discussed the landscape related budget line items. Director Thomson noted an increase in the 2022 annual assessment to \$217.

By default, as specified in HOA Bylaws Section 3.6, the 2022 Board-approved Budget is deemed ratified.

- **Status of Reserve for Replacements** – Director Thomson reviewed the replacement reserve balance. He noted that with the upcoming transfer of the 2021 operating surplus, estimated at \$12,400, to the reserve in 2022, and the projected 2022 operating surplus, estimated at \$11,500, in early 2023, the reserve balance will be approximately \$49,000, in line with the \$50,400 balance projected in the Reserve Study as necessary for the HOA to meet its future reserve commitments.
- **New and Amended State-mandated Policies** – Director Thomson presented and reviewed the HOA's new, revised, and existing policies, all of which the State of Colorado mandates HOAs have in place. Homeowners were directed to check the HOA website, <https://eagleridgehoa.org/>, for copies of all policies.

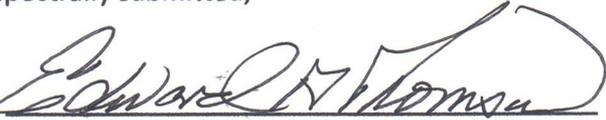
V: RESIDENT FORUM:

With no further Agenda items, the meeting was opened to all attendees for questions and comments. Discussion included need for design review submissions on xeriscaping, fees paid to the management company and services rendered in exchange, loss of trees due to insect & fungal damage, possible HOA replacement of landscape grasses with xeriscape, HOA fee increases, and continuing trash container violations.

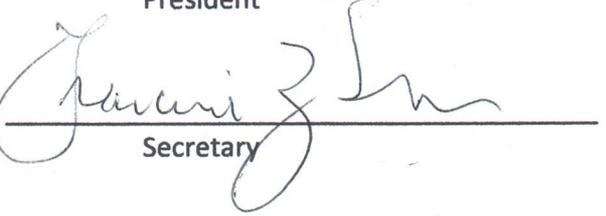
VI: ADJOURNMENT:

There being no further discussion at this time, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

By: 

President

By: 

Secretary