

THE VISTAS AT WALKING STICK HOA
BOARD OF DIRECTORS
MEETING MINUTES
3/28/2023 5:00 PM

- I. CALL TO ORDER
 - A. Jeff Mark called the Board meeting to order at 5:15 PM At 1528 Fortino Blvd., Pueblo, CO
 - A quorum was present.

- II. ROLL CALL
 - A. Board Members Present:
 - Jeff Mark
 - Chasity McMorrow
 - Alan Vancil
 - Ralph Williams

 - B. Others Present: (Managers/Employees)
 - None

 - C. Approximate number of Homeowners in attendance: 17

- III. HOMEOWNERS FORUM
 - A. Homeowner forum was held.

 - B. Homeowners spoke concerning agenda and non-agenda items.

- IV. APPROVAL OF MINUTES
 - A. Approve prior meeting minutes for 3/18/22
 - Reconvene next meeting**

- V. FINANCIAL REPORT
 - A. Balance Sheets as of 3/27/23
 - Operating \$ 743.68
 - Reserves \$ 0
 - Delinquencies \$ 5,850.00

 - MSUC to: Reconvene next meeting**

 - B. Delinquency Report
 - Reviewed in Executive session.

 - C. Liens
 - MSUC to: File liens on delinquent properties**

- VI. UNFINISHED BUSINESS
 - A. N/A

- VII. NEW BUSINESS
 - A. Dog park and extension of walking trail
 - B. Builder trash pick-up
 - C. Homeowners not following DRC Guidelines, check for compliance
 - D. Jeff and Chasity to meet with Mark Ditkof regarding DRC Guidelines
 - E. Jeff and Ralph to meet with City regarding road maintenance
 - F. Monument sign repaired

VIII. ADJOURNMENT

A. There being no further business the meeting was adjourned at 4/19/2023 7:00 PM.

BOARD CERTIFICATION & APPROVAL OF MINUTES:

"This is to certify that the Vistas at Walking Stick HOA is a Colorado Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported in minutes of this meeting."

APPROVED:

SECRETARY _____ **DATE** _____