

**THE VISTAS AT WALKING STICK HOA**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
3/18/2022 2:00 PM

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- I. CALL TO ORDER
- A. Jeff Mark called the Board meeting to order at 2:00 PM At 1528 Fortino Blvd, Pueblo, CO 81008.  
 A quorum was present.
- II. ROLL CALL
- A. Board Members Present:  
 Jeff Mark, President  
 Alan Vancil, Vice President/Treasurer/Asst. Secretary  
 Chasity McMorrow, Secretary
- B. Others Present: (Managers/Employees)  
 None
- C. Approximate number of Homeowners in attendance: 15
- III. HOMEOWNERS FORUM
- A. Homeowner forum was held from 2:15 PM until 2:45 PM
- B. Homeowners spoke concerning agenda and non-agenda items.
- IV. APPROVAL OF MINUTES
- A. Prior minutes are not available.
- V. DIRECTOR'S ITEMS
- A. Executive session convened at 2:45 PM to discuss Appointment of Directors and Officers by Declarant.
- B. Actions (votes) taken in Executive session were:  
 Jeff Mark, President  
 Alan Vancil, Vice President/Treasurer/Asst. Secretary  
 Chasity McMorrow, Secretary  
 Ralph Williams, Director
- VI. FINANCIAL REPORT
- A. Balance Sheets as of 3/18/22
- |               |              |
|---------------|--------------|
| Operating     | \$ 34.00     |
| Reserves      | \$ 0         |
| Delinquencies | \$ 10,840.00 |
- MSUC to:** Receive the financials for 2021 as presented, subject to audit or review.
- B. Delinquency Report  
 Reviewed in Executive session.
- VII. UNFINISHED BUSINESS
- A. None
- VIII. NEW BUSINESS
- A. 2022 maintenance discussion
- IX. ADJOURNMENT
- A. There being no further business the meeting was adjourned at 4/19/2023 4:15 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** \_\_\_\_\_