

THE VISTAS AT WALKING STICK HOA
BOARD OF DIRECTORS
MEETING MINUTES
3/27/2024 4:30 PM

I. CALL TO ORDER

- A. Jeff Mark called the Board meeting to order at 4:30 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
✓ Ralph Williams, Director
- B. Others Present: (Managers/Employees)
✓ None
- C. Approximate number of Homeowners in attendance: 15

III. HOMEOWNERS FORUM

- A. Homeowner forum was held from 4:30 PM until 4:45 PM
B. Homeowners spoke concerning agenda and non-agenda items.

IV. APPROVAL OF MINUTES

- A. Approval of meeting minutes from 05/04/2023

V. FINANCIAL REPORT

- A. Balance Sheets as of 3/27/24
Operating \$ 23,625.96
Reserves \$ 0
Delinquencies \$ 15,100.00
✓ **MSUC to:** Receive the financials for 2023 as presented, subject to audit or review.
- B. Delinquency Report
✓ Reviewed in Executive session.
- C. 2024 Budget Hearing

VI. UNFINISHED BUSINESS

- A. None

VII. NEW BUSINESS

- A. 2024 maintenance discussion

VIII. ADJOURNMENT

- A. There being no further business, the meeting was adjourned at 3/27/2024 5:45 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 Chasity McMorrow DATE 03/20/2025