

THE VISTAS AT WALKING STICK HOA
BOARD OF DIRECTORS
MEETING MINUTES - DRAFT
4/8/2026 6:00 PM

I. CALL TO ORDER

- A. Chasity McMorrow called the Board meeting to order at 6:05 PM At 4301 Walking Stick Blvd, Pueblo, CO.
 A quorum was present.

II. ROLL CALL

- A. Board Members Present:
✓ Jeff Mark, President
✓ Mark Ditkof, Vice President
✓ Chasity McMorrow, Secretary
✓ Jan Williams, Asst. Secretary
- B. Others Present: (Managers/Employees)
✓ None
- C. Approximate number of Homeowners in attendance: 18

III. APPROVAL OF MINUTES

- A. Approval of meeting minutes from 03/20/2025

IV. HOMEOWNERS FORUM

- A. The homeowner forum was held from 6:15 PM until 6:35 PM
- B. Homeowners spoke about signage at entrances to the subdivision and map stands for potential buyers.
- C. Discussion about the need to improve the appearance of the flower bed area.
- D. Homeowners spoke about T-Mobile fiber services availability in the area, as well as damage to the irrigation line.

V. FINANCIAL REPORT

- A. Balance Sheet as of 3/31/26
- | | |
|---------------|--------------|
| Operating | \$ 6,151.61 |
| Reserves | \$ 17,800.00 |
| Delinquencies | \$ 7,170.41 |
- ✓ **MSUC to:** Approve the financials for 2025 as presented, subject to audit or review.
- B. 2026 Budget Hearing
- | | |
|----------|-------------|
| Income | \$45,825.00 |
| Expenses | \$42,347.00 |
| NOI | \$3,478.00 |
- ✓ **MSUC to:** Approve the 2026 budget as presented.
- C. Delinquency Report
✓ **MSUC to:** File liens on unpaid dues

VI. OLD BUSINESS

- A. Removal of concrete and dirt piles was completed in the summer of 2025.

VII. NEW BUSINESS

- A. Update the landscaping contract to reflect year-round service and subcontracting of sprinkler maintenance.
- B. Landscaping contractor to meet on 04/09/2026 to assess and address the major irrigation leak, and coordinate a commercial excavator as needed to fix the issue so sprinklers can be turned on.

- C. The group discussed problems with irrigation systems, including a metal pipe affecting water lines, and concerns about overgrown weeds near a sidewalk that pose safety hazards for pedestrians.
- D. Community vacant lot development solutions - The discussion focused on addressing vacant lots in the community and potential solutions to encourage development. The conversation concluded with concerns about how penalties might discourage potential buyers and the challenge of balancing community development goals with fair treatment of lot owners.

VIII. ADJOURNMENT

- A. There being no further business, the meeting was adjourned at 4/8/2026 7:10 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** _____