



**BOARD OF DIRECTORS MEETING
Monday, June 26, 2023**

MINUTES

DATE AND TIME:

A meeting of the Laredo at Parkside Homeowners Association Board of Directors (referred to hereinafter as the "Board") was held on Monday, June 26, 2023, at 6:00 p.m. via Zoom Online Meeting Room.

I. CALL TO ORDER:

On behalf of the Board, Elizabeth Palacios called the meeting to order at 6:00 p.m.

Directors in Attendance: Elizabeth Palacios, Richard Duran and Lisa Headley.

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

Homeowners Present: See Zoom Log.

II. APPROVAL OF MINUTES:

- The minutes of the March 7, 2023, Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Palacios, seconded by Director Headley, and upon vote, the minutes of the March 7, 2023, Board Meeting were unanimously approved.

III: FINANCIAL REPORTS:

1st Quarter Financials

The first quarter financials were distributed in the meeting packet. Manager provided an overview of the financials and the current balances. Discussion on delinquencies were noted and two homeowners that had outstanding dues over 6 months. After discussion, the Board approved to send demand letters. Legal representatives were discussed.

Following discussion, on motion by Director Palacios, seconded by Director Headley and upon unanimous vote, the financials for the first quarter of 2023 were accepted.

IV: MANAGEMENT REPORT:

The Management Report was distributed in the meeting packet.

On June 2, 2023, the management company did the late site inspections. During that visit, it was noted that 36 homeowners received letters of violation. So far, the management

company has received 7 pictures for evidence of corrected violations. Most of the violations were for weeds, parking in the rocks and trailers, campers, etc. In July, recurring violations will receive certified letters noting the uncorrected violations.

March 1, 2023, through June 19, 2023, there have been 6 architectural reviews noted. All the architectural reviews were approved except for some awnings which are waiting a redesign. All but 2 homes on the 2023 Paint List have been painted. One homeowner requested an extension and was given an extension until December 31, 2023.

V: NEW BUSINESS

- Island Landscaping - Toronto Place

Estimates for the Toronto Island and were sent to the Board prior to the meeting. Management Company sent requests to 3 different landscaping companies but only Premier Landscaping returned an estimate. Premier Landscaping was awarded the contract of \$3,500.00 and the management company will let them know so they can get started.

- Graffiti - Toronto Place Walk-through

There are reports that the graffiti that was in the walkway on Toronto Place still is there. Director Palacios will go look it over and get that removed. The City of Pueblo will not remove that piece of graffiti because it does not face outward for the community to see. It is the homeowner's responsibility.

- Picnic Tables at the Park

During the COVID-19 outbreak, all the picnic tables were removed from the park. Homeowners would like to see those returned. Director Palacios will call Mike who is the supervisor at Parks and Recreation about a dead cottonwood tree that needs to be removed, about the status of the picnic table and able about a concern deep track made by the repeated passage of the wheels of vehicles in the new construction being done off the boulevard.

VI: RESIDENT FORUM


There have been a lot of dog excrement left in the new green space. Management company will send an email again about the importance of cleaning up after your pets.

VII: OTHER

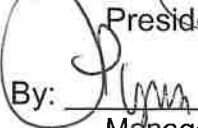

The next meeting Board Meeting will be announced on the website.

VIII: ADJOURNMENT: There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

By: 

President

By:  

Manager