



**BOARD OF DIRECTORS MEETING
Tuesday, July 23, 2024**

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 Tuesday, July 23, 2024, 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 6:02 p.m.

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

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

Homeowners Present: See Zoom Attendance Sheet

II. APPROVAL OF MINUTES:

The minutes of the May 23, 2024, 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 May 23, 2024, Board Meeting were unanimously approved.

**III: FINANCIAL REPORTS:
2nd Quarter Financials**

The second quarter financials were distributed in the meeting packet. Manager provided an overview and went over the current balances.

Following discussion, on motion by Director Palacios, seconded by Director Headley and upon unanimous vote, the financials for the second quarter of 2024 were accepted.

Delinquencies: Manager distributed the delinquency report in the financials. Discussion followed regarding outstanding delinquencies. Management is working with homeowners to get on payment plans and some homeowners have still not changed their recurring payments to \$20.00 and are still paying \$18.00. Management is working on getting all of those corrected. Two liens will be placed if not already present on homeowners with high balances.

IV: MANAGEMENT REPORT:

Since the last meeting there have been 2 new architectural which have all been approved, one with conditions. Management sent out twelve (12) paint violations that need to be addressed by December of 2025. Since the last meeting, a total of 66 violations were noted. Of those 66 violations, 39 of them have been corrected and 27 are still in progress. Most of the violations were for weeds, trailers and parking the rocks.

V: NEW BUSINESS

- HB24-1233 The legislative season has ended and HB24-1233 was signed into law. This law changes the methods associations must follow to notify an owner of a delinquency and clarifies who bears the costs for certified mail. Beginning August 7, 2024, associations will need to send the required delinquency notice by certified mail and by two of the following means: (i) telephone; (ii) text message; or (iii) email. Physical posting is no longer required. Ventana will need to update the collection policy. Our attorney will do that for a flat fee of \$395 since they did not do the first one.

Following discussion, upon motion duly made by Director Palacios seconded by Director Headley, and upon vote, approval to have Orten Cavanagh Holmes & Hunt, LLC update the collection policy was unanimously approved.

- The impact of HB 24-1337 on community associations relating to the recovery of attorney fees was discussed. Management emailed the information from Orten Cavanagh Holmes & Hunt, LLC about switching to a “shared risk” engagement instead of a fixed fee contract. The Board will review the contract, and management will follow up once the Board has had time to review and come to a decision.

VI: RESIDENT FORUM:

None from the homeowners present.

VII: OLD BUSINESS:

- Clean up dead branches on several cul-de-sacs also needs to be done. Management has contacted another company and will get a bid to trim the trees.
- Developer still has one lot to develop. Management contacted the developer, and he has plans to build the final home, pending approval from the City of Pueblo.
- YardBroz provided a bid to clean up and add additional plants and mulch to the playground and the entry way. That bid was approved. The work will be done the week of July 23, 2024.

VIII: OTHER:

The next Board meeting will be scheduled and sent via email to the homeowners and will be posted on the website. The Annual Homeowners Meeting will be soon, and that information will be mailed to all homeowners and homeowners will also be notified via email.

IX: 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 6:36 p.m.

Respectfully submitted,

By: _____
President

By: _____
Secretary

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