

Vista Mesa Homeowners Associations, Inc
Annual Meeting Minutes
6:00- 7:30 p.m.
November 29, 2023

Called to order by Steve Houston at 6:05pm

Quorum was established with proxies and homeowners present.

1. Introduction

- 1.1 The Board of Directors and Balanced Bookkeeping representatives introduced themselves.

2. Annual Meeting Minutes

- 2.1 Steve motioned to accept the 2022 minutes, Kathy Tutko seconded motion carried by show of hands,

3. Neighborhood Watch Report

- 3.1 Carleen Roth gave a neighborhood report to the community.

4. President Report

- 4.1 Respecting your Neighbor. Steve discussed how to be a good neighbor and what that means.
- 4.2 Steve reminded residents that they cannot control who lives in a house nor give a violation for lawful activity at a house. If residents have concerns, they need to call the non-emergency police number 444-7000, or if it is an emergency call 911.
- 4.3 If you have a complaint about another resident in the community, they need to be in writing and the HOA cannot act on anonymous calls.
- 4.4 RV's/Trailers can only be there for loading and unloading. Unless you received prior HOA approval.
- 4.5 The street repair number is (719) 385-2489
- 4.6 Since the HOA cannot enforce parking and expired tags on a public road. Steve reminded residents that they can call (719) 444-7891
- 4.7 Please remember owners are responsible for the dead trees in their backyard as well.
- 4.8 If you have a complaint on a barking dog the best place to call is the Humane Society. They can come same day and give a warning to the owner. The number is 719-473-1741.
- 4.9 Reminder the streets are not plowed in the winter and residents need to be careful. You will also need to call the street division for road repair as well. You can also do this on the GoCOS app.
- 4.10 New system allows residents to check their balances, pay online and submit acc's online. All of this is documented in the homeowner files that homeowners can see. It also allows homeowners to see violations they may have and communicate with us if they have corrected the issue. Homeowners can get the CINC app as well.

5. Treasurer's Report

- 5.1 Jon gave the financial presentation to the community and went over the last year and how the HOA did. With that Jon let the community know that the dues are staying at 120.00
- 5.2 Jon went over the 2024 budget.
- 5.3 Jon asked the homeowners if there were any questions, and Jon answered them.

6. Election of Homeowner Board Member –

- 6.1 Steve let the community know that there 2 open positions on the board.
- 6.2 Steve asked if there were any nominations from the floor.
- 6.3 The candidates, Carleen, and Kathy introduced themselves.
- 6.4 Steve asked if everyone was ok with a hand vote, or if anyone wanted a secret ballot
- 6.5 The community voted by hand, and by proxies that were turned in. Carleen and Kathy were elected from the board.

7. Any questions from the owners?

- 7.1 Residents asked various questions that the board addressed.

Steve Adjourned the meeting at 8:00pm