



**BOARD OF DIRECTORS MEETING**  
**Tuesday, March 7, 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 Tuesday, March 7, 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 6:02 p.m.

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

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

Homeowners Present: See Zoom Log.

**II. APPROVAL OF MINUTES:**

The minutes of the August 8, 2022, Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Duran, seconded by Director Palacios, and upon vote, the minutes of the August 8, 2022 Board Meeting were unanimously approved.

The minutes of the October 17, 2022, Annual Homeowner Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Duran, seconded by Director Palacios, and upon vote, the minutes of the August 8, 2022 Board Meeting were unanimously approved

**III: FINANCIAL REPORTS:**  
**4th Quarter Financials**

The fourth quarter financials were distributed in the meeting packet. Manager provided an overview of the financials and the current balances.

Following discussion, on motion by Director Palacios, seconded by Director Duran and upon unanimous vote, the financials for the fourth quarter of 2022 were accepted.

**IV: MANAGEMENT REPORT:**

The Management Report was distributed in the meeting packet. August 8, 2022, through March 7, 2023, there have been 4 architectural reviews noted. All the architectural reviews were approved with the exception of some awnings which are waiting a redesign.

Outstanding paint violations will be receiving a reminder within the next two weeks.

**V: UNFINISHED BUSINESS**

**Green Space-** It was noted that the green space area is still in progress. There have been trees planted, grass seed put down and there has been concrete poured. The area is looking good and the residents are happy with the work done. The green space issue will hopefully be completed by next meeting.

**VI: NEW BUSINESS**

**Ratification-City of Pueblo Vacant Lot**

Upon a motion duly made by Director Palacios, seconded by Director Duran, and upon vote, the vacant land/parcel Quit Claim Deed was unanimously approved for ratification and quitclaimed to the City of Pueblo.

**VII: RESIDENT FORUM:**

- There is still concern traffic from Pueblo Boulevard. Homeowners would like a stop light in on the corner of Mirror Ave and Pueblo Boulevard. Homeowners were advised to call CDOT about the issues since so many more businesses were going up in the area.
- There are still concerns about homeowners/renters parking in the landscaping. This is a violation and will be addressed with those doing it with a violation letter.
- A homeowner was happy with the weed removal this year on the mailboxes on O'Neal Ave. It was also noted that management asked the landscaping company to add this area to the contract for the upcoming year so that it can be routinely maintained.
- Homeowner brought up a concern about chickens and roosters in the neighborhood which is loud and bothersome. It is not allowed and is clearly stated in Article III Section 310 of the Laredo at Parkside Rules and Regulations on Animals. *"No animals except small domestic animals permanently confined indoors and except an aggregate of two domesticated dogs or cats shall be maintained in or on any Lot within the Subdivision and then only if kept as pets. No animal of any kind shall be permitted which in the opinion of the Approving Authority makes an unreasonable amount of noise or odor or is a nuisance."* A letter of violation will be sent to the homeowner.

**VIII: OTHER:**

The next Board Meeting scheduled for some time in May or June and will be announced on the website 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 6:41 p.m.

Respectfully submitted,

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
Secretary

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