



BOARD OF DIRECTORS MEETING
Tuesday, March 19, 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, March 19, 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 6:05 p.m.

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

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

Homeowners Present: There were no homeowners present.

II. APPROVAL OF MINUTES:

The minutes of the June 26, 2023, Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Palacios, seconded by Director Duran, and upon vote, the minutes of the June 26, 2023 Board Meeting were unanimously approved.

The minutes of the November 1, 2023, Annual Homeowner 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 November 1, 2023 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 end of the year financials and the current balances. The Board will retain Premier Landscaping to do general landscaping but will find a different landscaping company to do the projects on the islands.

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

Delinquencies: Manager distributed the delinquency report in the financials. Discussion followed regarding outstanding delinquencies and homeowners with high balances that were noted, demand letters will be sent out.

Following discussion, on motion by Director Palacios, seconded by Director Headley and upon unanimous vote, the three (3) properties that were flagged before the meeting will have demand letters sent.

IV: MANAGEMENT REPORT:

Several violations have been noted all ready. There are some outstanding paint violations that need to be addressed and the Board along with management will go through the area and flag any homes that have not finished the painting process along with any homes that need to refresh the paint in the upcoming year. The architectural reviews were noted from July of 2023 through now which included six (6) in total. Of those approved were solar panels, roofing, and a fence. There are two (2) that need to have more information before we can move forward with that. Weeds are already being noted.

V: NEW BUSINESS

- **Officer Seats/Terms**

Elizabeth Palacios, President for a term of one (1) year(s); Richard Duran, Vice President for a term of one (1) year(s); Lisa Headley, Secretary for a term of one (1) years.

Following discussion, upon motion duly made by Director Headley, seconded by Director Duran, and upon vote, the Board ratified the officers.

- **Adoption of Water Wise Policy**

This bill amends C.R.S. § 38-33.3-106.5 to address xeriscaping and landscaping specifically in communities with single-family detached homes. Such communities cannot prohibit the use of xeriscape, artificial turf, or drought-tolerant or nonvegetative landscapes that provide a ground covering to property owned/owner responsible for. The association cannot prohibit artificial turf in the backyard, cannot require use of hardscape on more than 20% of the landscaping area on the property, cannot prohibit vegetable gardens in the front, back or side yard of the property and must allow for installation of at least 80% drought tolerant plants. Three designs will be agreed upon and will be provided on the Laredo at Parkside website. A reminder that all landscaping changes need to be submitted to the design review committee and must be approved before starting.

After reviewing the Water Wise Policy, the Board would like to allow artificial turf in the front yard as well as the backyard so that will be added to the policy before it is signed.

Following discussion, upon motion duly made by Director Palacios, seconded by Director Headley, and upon vote, the Board adopted the Water Wise Policy.

- **The Corporate Transparency Act (CTA)**

The Corporate Transparency Act became effective on January 1, 2024, mandates that all

“Reporting Companies” covered by the law disclose “Beneficial Ownership Information” (BOI) to the Financial Crimes Enforcement Network (FinCEN) division of the U.S. Treasury Department. Signed into law in 2021, the CTA is part of an expansive federal government effort to crack down on illegal money laundering and other crimes. Community Associations are “Reporting Companies” under the act since they are usually organized by filing articles of incorporation with a secretary of state. For Community Associations, the voluntary members of the Board of Directors will be considered individuals with “substantial control” over the covered entity, i.e. the association and will mean all Board members will need to provide information to FinCEN (Financial Crimes Enforcement Network). The information that will need to be provided is full legal name, date of birth, address and a copy of driver’s license, passport or a state issued ID. This must be done by the end of the year. The Board and the Management company will continue to follow any updates on mandate.

VI: RESIDENT FORUM: None from the homeowners present.

VII: OLD BUSINESS:

Director Duran updated the Board on the trees that need to be trimmed Mirror Way, Toronto Street. There needs be clean up dead branches on several cul-de-sacs. Once the bid has been received, the Board will look it over and will decide from there. The contractor will need to fill out a W9 and have their insurance on file before the bid will be accepted.

Snow removal for the common areas (by the mailboxes) when snow fall is above 6 inches was discussed. The common driveways were discussed which include the driveways where the driveways are shared. That will be addressed on a case-by-case basis and is already in the budget.

The walk through on Toronto where graffiti was noted has been taken care of.

Perennials for the entrance island and the park are being planned. The Board will talk with the contractor that have previously planted some of the plants in the area will be contacted for a bid.

Several fires have been noted on by lake Minnequa Lake. The fires are concerning and some of the Board may attend some of the City Council meetings to see how this is being addressed.

VIII: OTHER:

The next Board meetings are scheduled for May 23, 2024, and July 23, 2024, and will be posted 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 ____ p.m.

Respectfully submitted,

By: _____
President

By: _____
Secretary

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DRAFT