



HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

A meeting of the LAREDO AT PARKSIDE Homeowners Association was convened on Monday, November 4, 2024, at 6:00 p.m. at 2525 D. Pueblo Blvd., Pueblo, CO. The meeting was open to the public.

- I. **CALL TO ORDER:** On behalf of the Board, Elizabeth Palacios called the meeting to order at 6:03 p.m.

The following directors were present: Elizabeth Palacios and Richard Duran.

Lisa Headley was excused.

Also in Attendance: Lynn Calkins, Association Manager-Teleos Management Group, to record the minutes.

Homeowners Present: See Sign in Sheet.

- II. **PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM:** Manager disclosed that 201 notices of annual meeting, along with 2025 proposed budget, agenda and proxy were mailed to the homeowners of record on Saturday, October 5, 2024. There were five (5) returns as of this date.

Manager also presented the following: Four (4) proxies were received, as follows: Four (4) proxy votes were given to President.

Manager announced that the quorum requirements had not been met for the meeting. Laredo has 201 members and needs 20% for a quorum.

III. **HOMEOWNER EDUCATION: Safety**

- Be the kind of neighbor you would want to have
- Turn on porch light at night.
- Report crime as soon as possible. Whether the issue is graffiti, petty vandalism or something much more serious, police cannot act without first hearing about the problem from you. Calling won't guarantee that police can fix the problem, but failing to call can guarantee that they won't. Don't assume someone else has already called, make the call yourself. For Emergencies call 911, for non-emergencies call 719-553-2502.

- Report nuisances and other noncriminal problems. Examples of these items are junked cars, old mattresses in the backyard, broken furniture on porches, garbage piling up. You can call the HOA Management company and you can also call code enforcement. You can also talk to your neighbors and ask those who are also concerned to report the issue as well. To report crime; online go to: Pueblo Police Department's website. You can call Code Enforcement at 719-553-2592, or you can also file a Code Enforcement complaint online.
- Take away the opportunity for crime. Lock your car and never leave valuables. Keep your bushes and trees on your property that offer hiding places. Trim where trees and bushes block clear view of your front door, or make it difficult for a person to see out the windows of your home.
- Introduce yourself to your neighbors. Make a list of names and phone numbers of every of all the people on your block or at least try to get 10 neighbor contacts. It makes a huge difference to know your neighbors and be able to talk to them.
- Know the names of neighborhood kids and their friends. This can make a profound difference should there be a need for adults and young people to talk to each other in cases of emergency. It is difficult to help form a safe and supportive community for children without the adults and children knowing each other. Even those without children should know to whom the various children in the neighborhood belong. Every adult will be better able to help in an emergency and will be better prepared to discuss problems if they arise.
- Walk around the area. It sounds simple, but it is a great way to meet neighbors, and get to know your neighborhood while getting a little exercise.
- Pick up litter near your home. Even if you didn't put it there. Most people are less likely to litter where they don't see litter already. Pet owners should make sure they pick up after their pets.
- Offer assistance to a neighbor in need-offer help with yard work
- We could try to get together a neighborhood watch group or some other type of neighborhood organization. Keep informed of neighborhood issues. This is a great way to meet other neighbors who are also concerned. Even an evening walking group can help. For more information on a neighborhood watch, you can contact Officer Brandon Beauvais at 719-553-2484.

IV. PRESIDENT'S REPORT: Given by Director Palacios and highlighted the year's activity. Director Palacios further discussed:

- The entrance had some plants added.
- The fence that was damaged in the entrance was repaired.
- New mulch was added in the playground.
- Out of the thirteen (13) paint violations, two have already been completed and the others are in the process.

Violations- The total number of covenant violations remained the same as last year (average of 7 per month). With 200 homes in the community, this is a very low number especially considering some properties have multiple violations. As always, the majority are landscaping maintenance issues. Our dedication to quickly resolving these infractions ensures the home values in the subdivision remain highly competitive.

V. NEW BUSINESS:

Ratification of 2025 Budget: The 2025 Budget was mailed to all homeowners with the annual meeting notice. Manager presented the 2025 budget. The monthly assessment will remain at \$20.00.

The budget was discussed.

By default, per Article VI, Section 615, the 2025 Board-approved Budget is deemed ratified. The homeowners present also approved the 2025 Budget.

Election of Board Members: Manager called for nominations from the floor. There were no nominations from the floor. The manager called for volunteers from the floor. No one volunteered. The current Board agreed to remain in place and will pursue additional directors at the next board meeting.

2025 Meeting Dates: Will be announced on the website at www.laredoatparkside.com.

IX. RESIDENT FORUM:

Homeowner present had concerns about flooding issues in her home that have happened after a trail was recently installed by the City of Pueblo. She was given some suggestions on who to get in contact with her concerns.

X. ADJOURNMENT: There being no further business to come before the Board at this time, upon motion duly made, seconded and upon vote, unanimously carried, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

By: _____
President

By: _____
Manager