



BOARD OF DIRECTORS MEETING
Thursday, May 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 Thursday, May 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 6.04 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: There were no homeowners present.

II. APPROVAL OF MINUTES:

The minutes of the March 19, 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 March 19, 2024, Board Meeting were unanimously approved.

III: FINANCIAL REPORTS:

1st Quarter Financials

The first 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 first quarter of 2024 were accepted.

Delinquencies: Manager distributed the delinquency report in the financials. Discussion followed regarding outstanding delinquencies and homeowners with high balances. 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.

IV: MANAGEMENT REPORT:

Since the last meeting there have been 4 new architectural which have all been approved. Management sent out the outstanding paint violations that need to be addressed the new houses as well that were flagged for painting for review to the Board. Once the list is approved, management will send out the new paint violations. Since the last meeting, 48 new violations were noted. Of those 48 violations, 9 of them have already been corrected and one of the violations were fined for the outstanding violation. Most of the violations were for weeds, trailers and parking the rocks.

V: NEW BUSINESS

Mowing was addressed about the new area that was handed over to the City of Pueblo. The Parks and Recreation is going to spray the weeds and mow the area. It did not get mowed when the regular park was mowed. Director Palacios called the Parks and recreation about some of the dead trees and trimming. Director Palacios will follow up with them again in a few weeks.

Developer still has one lot to develop. Management will follow up with the developer to see when he plans to build on that lot.

The cul-de-sac on Mirror Way has lots of trash in that area.

VI: RESIDENT FORUM:

Homeowner had concerns about a home on Toronto that is not in the Laredo at Parkside HOA. It has wood covering the windows, trash everywhere and was wondering who in the city they would contact. It was suggested to call the non-emergency Police Department number or Code Enforcement. It is a safety issue for the community.

Homeowner had concerns about the cracks in the pavement in Toronto. The city took care of Mirror Ave but did not do Toronto Ave. Homeowner will call Public Works to see if they are coming back to finish the area.

VII: OLD BUSINESS:

There are no new updates on the trees that need to be trimmed Mirror Way, Toronto Street. Clean up dead branches on several cul-de-sacs also needs to be done.

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 by the next meeting.

VIII: OTHER:

The next Board meeting is scheduled for 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 6:45 p.m.

Respectfully submitted,

By: _____
President

By: _____
Secretary

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