

**MOUNTAIN VISTA HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
JUNE 29, 2020**

**I. CALL TO ORDER**

The annual meeting of the Mountain Vista Homeowners Association was called to order at 6:00 p.m. The meeting was held in the held at the green space next 2451 W 44<sup>th</sup> Loveland, CO with social distancing due to Covid1

**II. PROOF OF NOTICE/DETERMINATION OF QUORUM**

Proof of notice was provided by Becky Stewart of Poudre Property Services. There needed to be 20% in person or by proxy pursuant to the Bylaw Amendment There were 21 members in attendance in person or by proxy. Therefore, quorum was met.

**III. ROLL CALL**

Board Members in attendance were President Michael Rudolph, Vice President Anthony Salazar, and Secretary Kim Kavanagh. Community Manager Becky Stewart was present. David Polizzi and Miceky Calabrese were absent.

Members present were Kim & Mark Carson, Cathy Butti, Anne Foley, Karen Sann, Deb Wold son, Martha Young, Pat Ziegman, Julaine Radial, Jackie Hutchins, Matt Pflieger, Mark McKeen ,and Gail Calabrese.

**IV. APPROVAL OF THE 2019 ANNUAL MEETING MINUTES**

A motion was made and seconded to approve the June 24, 2019 meeting minutes. Motion passed unanimously.

**V. ELECTION OF BOARD MEMBERS AND POSTIONS**

Community Manager, Becky Stewart stated that 3 board member positions are open and asked for those who wanted to serve on the board to be nominated from the floor. Kimberley Kavanaugh and Michael Rudolph positions are up in 2021. Becky Stewart stated David Polizzi was absent and would be willing to serve. Jackie Hutchins and Anthony Salazar were nominated from the floor and accepted the nomination. A homeowner who was not in attendance may be willing to serve if needed,

A motion was made, seconded and unanimously approved to vote by acclamation. Jackie Hutchins , Anthony Salazar, and David Polizzi were elected for a 2 year term.

**VI. FINANCIAL**

Becky Stewart provided a financial report. There is \$9,468 in the checking account and \$4,524 in the 19,57 savings account. The HOA has paid for the new fence at the cost of \$52,000. There were a few concerns with the long nails and some crooked or warped boards. Management stated that the contractor is willing to return for simple fixes. The HOA would not have been able to replace the fence based on the other bids that were \$75, 000 and more and Earth Works wants the members satisfied. Currently, they are staining the inside to the fences.

**VII. HOMEOWNER QUESTIONS**

An owner stated the back flow is still leaking at 2998 W 44<sup>th</sup> . Management will contact a plumber to fix the leak. There were members who wanted to see if the city would take over the detention area and the fence at Glen Isle to save on mowing costs and fence repair. They city will permit the HOA to remove the fence and the Board is reviewing the costs. Owners questions if the city maintains the sidewalk or if the owner is responsible for damaged concrete. Owners asked if the HOA should plow the culde sac and sidewalks or the owner would be responsible. Management to all the city regarding the detention pond, fence and sidewalk, Management stated that the covenants refer to the HOA maintaining perimeter sidewalks and that the HOA has been plowing interior sidewalks also.

An owner asked if he could have a Coast Guard Flag. The Board agreed that this is acceptable. An owner asked about tree trimming and that the HOA has ash trees which have been getting the ash borer disease in Fort Collins. Management stated some HOAs plan to treat and or remove them when they become dead, Since the HOA has 40 ash trees Management will have Kincaid Tree do a treatment plan cost and look at the trees. FLM removes them and can provide a cost.

**VIII. ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,  
Becky Stewart, Community Manager