



BOARD OF DIRECTORS MEETING
Wednesday, March 12, 2025, at 6:00 p.m.
MINUTES

I. DATE AND TIME

A meeting of the Redhawk Homeowners Association Board of Directors (referred to hereinafter as the "Board") was held on Wednesday, March 12, 2025, at 6:00 p.m. via Zoom Online Meeting Room.

II. CALL TO ORDER

On behalf of the Board, Colin Mellin, called the meeting to order at 6:03 p.m.

Directors in Attendance: Monroe Robinson, Colin Mellin, Louis Farnsworth and Brandi Halvorson.

Board Quorum Present

Also Present: Manager: Lynn Calkins, Teleos Management Group

Homeowners Present: See Zoom Log Sheet

III. APPROVAL OF MINUTES

- The minutes of the June 19, 2024, Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Farnsworth, seconded by Director Halvorson, and upon vote, the minutes of the June 19, 2024, Board meeting were unanimously approved.

- The minutes of the September 18, 2024, Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Farnsworth, seconded by Director Mellin, and upon vote, the minutes of the September 18, 2024, Board meeting were unanimously approved.

- The minutes of the October 30, 2024, Annual Homeowners Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Farnsworth, seconded by Director Halvorson, and upon vote, the minutes of the October 30, 2024, Annual Homeowners meeting were unanimously approved.

IV. FINANCIAL REPORT

4th Quarter Financials -

The fourth quarter financials were distributed in the meeting packet. Manager provided an overview of the financials from 2024 and the current balances.

Following discussion, on motion by Director Halvorson, seconded by Director Mellin and upon unanimous vote, the financials for the fourth quarter financials 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 Farnsworth, seconded by Director Halvorson and upon unanimous vote, properties that were flagged will have demand letters sent.

V. MANAGEMENT REPORT

The Management Report was distributed in the meeting packet. It was also noted that there had been 4 (four) architectural reviews since June 1, 2024, in which 3 (three) have been approved and the remaining needs more information.

VI: NEW BUSINESS

- **Ratification of Officers**

Colin Mellin, President for a term of one (1) year(s); Louis Farnsworth, Vice President for a term of two (2) year(s); Brandi Halvorson, Secretary for a term of one (1) years; and Monroe Robinson, Treasurer for a term of one (1) year(s).

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

- **Landscape Contract for 2025**

Premier Landscape Industries sent in the 2024 contract for landscaping. The contract cost is the same as last year, \$1,150 monthly April through November.

Following discussion, upon motion duly made by Director Halvorson, seconded by Director Mellin, and upon vote, the Board approved the 2025 Landscaping Contract.

- **Mosquito Control Service**

The Mosquito Authority would like to come back and spray the area for mosquitos. The cost per treatment is \$140. They will come out 8 times at a cost of \$1,120. If paid in full, there is a discount of \$112.00, making the total cost of \$1,008.00.

Following discussion, upon motion duly made by Director Mellin, seconded by Director Robinson, and upon vote, the Board approved the 2025 Mosquito Control Service for a onetime payment of \$1,008.00.

VII. HOMEOWNER FORUM:

None from the homeowner's present.

VIII. OTHER:

The next Board of Directors Meeting will be June 11, 2025. Management company will send out a notification via email prior to the meeting.

IX. 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 7:02 p.m.

Respectfully submitted,

By: _____
President

By: _____
Secretary

REDHAWK HOA WEBSITE:

<https://www.redhawk-pueblo.com/>