



BOARD OF DIRECTORS MEETING
Wednesday, June 11, 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, June 11, 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 6:02 p.m.

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

Louis Farnsworth was excused.

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 March 12, 2025, Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Mellin, seconded by Director Robinson, and upon vote, the minutes of the March 12, 2025, Board meeting were unanimously approved.

IV. FINANCIAL REPORT

1st Quarter Financials -

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

Following discussion, on motion by Director Halvorson, seconded by Director Robinson and upon unanimous vote, the financials for the first quarter of 2025 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 Mellin, seconded by Director Robinson and upon unanimous vote, properties that were flagged will have demand letters sent.

V. MANAGEMENT REPORT

The Management Report was distributed during the meeting. Since March 12, 2025, there has only been one architectural review, specifically for landscaping. There have been numerous weed violations, as well as issues with general building and grounds maintenance, and incidents such as oil spills. Management is scheduled to conduct an inspection next week for follow-up.

Mosquito Authority has sprayed May 1st and 22nd and there is an upcoming appointment on June 12, 2025.

VI: NEW BUSINESS

- **HB25-1043**

HB25-1043 is now law and will go into effect on October 1, 2025, which means that we need to update our collection policy. The cost to update the policy will be \$425.00. The changes that will be required under this new law is:

1. Associations must periodically request telephone numbers for calls, cell phone numbers for texts, and email addresses for emails to the homeowner or designated contact.
2. The required Notice of Delinquency will need to be sent by regular mail if the owner or designated contact has not provided a phone number, cell number or email address for providing the additional means for receiving delinquency notices.
3. The Collection Policy and Notice of Delinquency must advise homeowners of the following:
 - a. that a foreclosure sale could result in the loss of some or all the homeowner's equity in their property; and
 - b. the availability of information and how to access DORA's HOA Information and Resource Center, as well as the availability of credit counseling through Housing and Urban Development ("HUD"), which is accessible through a link on the Department of Local Affairs ("DOLA").
4. The Collection Policy and Notice of Delinquency must advise homeowner's that they may request a copy of their ledger, which is required to be provided within seven (7) business days of the request.
5. When renewing annual DORA registrations, associations must submit the following information for the 12-month period immediately preceding the annual registration:
 - a. The number of homeowner's who were 6 or more calendar months delinquent
 - b. The number of homeowners against whom the association obtained a judgement for unpaid assessments
 - c. The number of payment plans entered with homeowner's
 - d. The number of foreclosure actions filed against homeowner's

The Board will look over the proposal for the new policy and get back to management for approval.

- **Dead Trees**

There are currently 4 dead trees along Outlook Blvd that need to be removed. An estimate from Premier Landscaping to remove the trees was received in the amount of \$1,700.00.

Following discussion, on motion by Director Mellin, seconded by Director Robinson and upon unanimous vote, the dead tree removal by Premier Landscaping in the amount of \$1700.00 is approved.

The sudden decline in the health of the trees raised concerns among the Board. Management has reach out to Premier Landscaping to explore potential solutions for this issue. Additionally, the Board is keen on having the drip system, which was installed for the trees, thoroughly inspected for any possible issues. Following this, management will also coordinate with Premier Landscaping to ensure a comprehensive inspection of the drip system.

VII. HOMEOWNER FORUM:

None from the homeowner's present.

VIII. OTHER:

The next Board of Directors Meeting will be September 10, 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 6:43 p.m.

Respectfully submitted,

By: _____
President

By: _____
Secretary

REDHAWK HOA WEBSITE:

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