Vistas at Tiara Rado Homeowners Association

Annual Meeting Minutes
January 26th, 2023

Meeting began at 6:01 PM

Introduction of the Board of Directors:
Board Member: Neil Sitko
Board Member: Terry Hulquest
Board Member: Cal Remsburg

Members present: Terry Hulquest, Neil Sitko, Cal Remsburg, Rick Brodie, & Barbara Marthe. 2 proxies received. 7 properties represented. [Quorum was achieved.]

Introduction of Heritage Property Management (HPM):
Barbara Butzen & Brieana Molinari

2022 Annual Meeting Minutes were approved as written. M/S/C 0 opposed.

Old/Unfinished Business:

- Roofs:
  - May have 20-25 years left.
  - Numerous leaks across multiple units over the past year.
  - A large amount of maintenance and repairs have been completed.
  - Comments made that Members are satisfied with current roofing company.
  - Leaks are taken care of for now but roof will need to be inspected later this year.
- Decks:
  - Membrane deemed inferior and will need to be replaced.
  - Board estimates 7-10k per deck.
- Painting/Other:
  - Sides of buildings are fading and will need repainted.
  - Doors and windows will need to be grouted.
  - HOA can hold off for a year or two to allow for accumulation of funds.
  - Discussion of need for additional landscape rocks and the xeriscape project north of unit 402.
- Bird Deterrents:
  - Birds bring in Russian olives and nest in gutters, weighing them down.
  - Evidence also found on decks.
  - Extra gutter clean up may need to be added to regular maintenance.
  - Board requests that HPM research bird deterrents.

New Business:

- New Landscape Company:
  - Owner previously worked for Mesa Turf and therefore is very familiar with the area.
  - Completed fall cleanup last year.
  - Has proved to be hardworking and prepared.
  - Services including but not limited to irrigation, weed control, and tree trimming.
  - Available to help with xeriscaping.
- Dues Increase:
  - Increase to $300/month would allow HOA to start a reserve fund.

Vistas at Tiara Rado Homeowners Association

Annual Meeting Minutes

January 26th, 2023

- Reserve fund is necessary.
  - Insurance may drop HOA without one.
  - Avoid Special Assessments.
  - Lenders may not be willing to lend without one leading to an increased difficulty selling.
- Dues are increased to $300/month, effective March 1st, 2023. M/S/C 1 opposed 6-1 vote. Motion passes.
- HPM will create and send out a Dues Increase Notice which will include the financial analysis prepared by Mr. Sitko.

Presentation of 2023 Proposed Budget:

- HPM will revise budget to reflect Dues increase and cost increase to grounds maintenance.
- Possible additional cost in 'legal and accounting' fees due to foundation inspection.
- HPM will send revised budget to Board for review.

Nomination & Election of Board Members:

- Rick Brodie self nominated to become a consultant for the Board. M/S/C 0 opposed.
- All current Board members willing to continue for another year.

The meeting adjourned at 7:20 PM

Minutes taken by
Brieana Molinari
Heritage Property Management