

Vistas at Tiara Rado Homeowners Association

Annual Meeting Minutes

January 29, 2020

Meeting began at 5:33 pm.

Introduction of the Board of Directors:

Neil Sitko, Terry Hulquest and Cal Remsburg

Members present: Terry & Karen Hulquest, Neil Sitko, Cal & Teri Remsburg, Barb Marthe, and Laura Davis. 2 proxies received. [Quorum was achieved.]

Introduction of Heritage Property Management (HPM) Team:

David Caldwell and Elizabeth Marvin

Call for a vote to approve tonight's agenda as it is different from what was sent out.

- Comment that items that are not on HOA property are not items that need to be discussed.
- Comment that the wrought iron railing is not on the agenda - added under old business.
- Motion to approve agenda/Second/Carried.

2019 Annual Meeting Minutes were approved. M/S/C.

Old/Unfinished Business:

- Discussion on lights for the HOA sign.
 - Phase 2 has requested that the city put up a street light in this area which may eliminate the need for additional lighting. This land is owned by Phase 2.
 - This issue will need to be further discussed with Phase 2.
- The wrought iron railing needs to be painted. The paint has worn off in some areas. This should be completed prior to the staining project as a sandblaster will likely be necessary. The HOA had a bid from Vivax for approximately \$5,000 to paint all wrought iron railing. This bid will likely need to be updated. 1 unit has been repainted, however it may not have been sanded.
- Exterior building maintenance:
 - Discussion on staining all wood vs just the areas that currently need attention. Suggestion that all of the staining be completed at the same time to maintain a consistent look as well as timeline for future maintenance. The type of stain will need to be discussed with the paint contractor to ensure adequate longevity.
 - The HOA has funds to address some of these issues and they should be scheduled at certain intervals moving forward.
 - There was a vote last year, however there was some confusion in the bids that were provided. The bid that was selected was only for 1 building vs all buildings for the other bids.
 - Motion to gather 3 bids and accept the middle (throw out the high and low bids). S/C.
 - Reminder that owners do not own the exterior of the buildings. Any exterior maintenance or changes must be submitted as a maintenance request through the HOA to be evaluated by the Board. The HOA will no longer reimburse owners for maintenance performed on the exterior of their unit.
 - Some of the windows in #401 have been caulked with a clear caulk - this will cause issues with the paint around the window unless it is taken out and replaced.
 - The individual owners are responsible for the windows in their unit.
 - If there is damage to the floor or wood inside of a unit due to leaks around windows caused by the HOA's lack of maintenance, this would be something that the HOA will need to address. Barb reports that she has some boards that are separating and raising in her unit.
- Discussion on Curt Hatch's completion of the project.

- Phase 1 has been signed off to the HOA and Curt is no longer associated.
- The city has not yet signed off on Phase 2 as there are several outstanding items that need to be addressed (the wall, bridge over canal, fix fence, and address mailboxes). The city holds a bond that will not be released until the project has been signed off by the city. Owners can contact Scott Peterson at City Planning with specific questions. 970-244-1447 or scottp@gjcity.org.

New Business:

- Discussion on adding a split rail fence and River rock border along building 1 and 2 as a decorative finish. Would cost approximately \$2,000. Comment that this is a cosmetic improvement and that this property does not even belong to the HOA. Suggestion that if owners would like to pitch in to complete this project but that it should be separate of the HOA. The mailbox area should also be addressed in this way.
- Pavement:
 - Cal has requested a bid to fill the cracks and fix the pavement in front of building 5.
 - There is some concern about addressing this until the wall has been fixed between Phase 1 and Phase 2.
 - Question if filling the cracks will help - yes it is a fix to extend the life of the parking area. It will keep water from getting into the cracks and expanding.
 - The spaces in the parking area between building 2 and 3 need to be repainted. Cal has spoken to the neighboring townhomes and they have advised their owners not to use this area. It may also help to put up a sign indicating that these spaces are reserved for residents/guests of the Vistas at Tiara Rado. Motion to paint the extra parking spaces and put up a reserved sign/S/C.
 - This project should be able to be completed for about \$1,500.
- Repair cracks in building 1:
 - There are some cracks in building 1 that need to be addressed.
 - Some concern about color matching. Vendor should be able to match the current faded color vs the original.
 - Would use a stucco elastomeric paint. Vivax has some suggestions and wanted to perform a test area.
 - Question if the cracks seem to have changed over the past year - they seem to be the same.
 - All of the buildings will need to be repainted at some point as all of them will crack is not maintained. Stucco should last approximately 20+ years.
 - Motion to repair cracks and repaint building 1/S/C.
- Xcel Energy is making repairs in the area. They will replace everything when they are finished at their expense. Caused by a loss of power.
- Discussion on birds and wasps. The HOA may need to look into a pest control service. HPM will provide information on some local vendors.

2020 Budget:

- There were some issues with the new landscape company. They were overbilling the HOA and not doing everything. Board will be gathering bids for a new landscaper for 2020. Comment that Thompsons seemed to do a better job.
- Line items will need to be added: wrought iron railing, caulking of all buildings, and crack repairs for building 1.
- Comment that the HOA should set up a separate savings account as a reserve fund and perform a reserve study to ensure that there are adequate funds to maintain the buildings.
- Motion to approve the budget with the added line items/S/C that 2020 budget be approved. HPM will put on the website.

Election of Board Members:

- All current Board members willing to continue. No additional nominations.
- Motion to approve slate of Directors is Cal, Neil and Terry. S/C. All in favor and none opposed.

The meeting adjourned at 7:17 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management