

# Vistas at Tiara Rado Homeowners Association, Inc

Annual Meeting Minutes

September 21, 2016

*[notes from Oct 26 mtg with Hatch Dev added]*

Meeting began at 7:35pm.

Introduction of the Board of Directors:

President:	Barb Marthe
Secretary	Diane Torbeck [absent]
Treasurer:	Deb Ward

Members present: Paul Strickland, Lee Ward. No proxies received.

Introduction of Heritage Property Management (HPM) Team:  
David Caldwell, Becky Jett

Minutes of January 20, 2016 meeting were approved as written. Approved minutes will be posted to website.

Old/Unfinished Business--None

New Business

- Estimate received today for repair of the damages done to property in Fairways HOA by irrigation pump malfunction. HPM will forward to the Board for consideration. Members feel the estimate is high and will look at it themselves and give a final recommendation. Current feeling is to not spend the money at this time.
- Issues that need to be addressed by Hatch Development  
*NOTE: These were addressed in a separate meeting with Hatch Dev on Oct 26, 2016. Notes on these are included in italics.*
  - The following damages are due to construction of the neighboring HOA [Vistas at Tiara Rado II] and need to be corrected by and paid for by Hatch Development
    - Damages to entry way gate post
    - Damages to split rail fencing along Broadway Rd.
    - Damages to the irrigation lines and sprinkler heads in the common areas. *Due to planned sidewalks, etc, damaged irrigation lines and sprinkler heads may not be replaced.*
    - Tracks/ruts in grass due to construction equipment driving on it. *Hatch Dev will resod these areas in accordance with landscape plan as stated below.*
    - *These damages will not be repaired until construction is complete on the homes and surrounding areas in Phase 2. Hatch Development has an approved landscaping plan on file with the city of Grand Junction and it will be followed. Hatch Dev will e-mail a copy of that plan to HPM to keep on file for reference.*  
*Tracks*
  - Landscaping of areas that were not done by Hatch Development when Vistas at Tiara Rado was built needs to be completed by and paid for by Hatch Development. See CC&Rs Article II, Sec 2.1.

- Members feel the cost to install and maintain grass in those areas would be too high and would like these areas to be xeriscape like the rest of the grounds.
  - *Hatch Dev will be responsible to complete this landscaping. It will be of similar style to the rest of Vistas landscaping--there will be no large trees put in.*
  - *Hatch Dev will address the drain line that is atop the retaining wall. What is there right now is a stop-gap measure; a permanent fix will be put in.*
- Irrigation pump issues
  - Plumbing breaks in pump house cost over \$2000 to repair this summer.
  - Thompson Landscaping gave an estimate of \$1200-\$1700 to re-do the entire plumbing in the pump house. Members feel that is excessive and will be doing this project themselves. Invoices for parts will be submitted to HPM for reimbursement.
- Painting the exterior of the buildings is the HOA's responsibility but due to limited funds available at this time, this project will be delayed. *See notes below regarding special assessment.*
  - Individual homeowners are responsible for maintaining the limited common elements [CC&Rs Article III, Sec 3.2.1] that are allocated to their unit. This would include items such as pergolas, stairs, driveways, and patios.

## 2017 Budget

- Income should be based on 10 units
  - Agreement is that when the first unit in each of Building 1 and Building 2 was sold by the developer, both units in that building would be absorbed into the HOA and have to start paying monthly dues. This was confirmed via correspondence in January 2016 that is on file at HPM. This was unfortunately overlooked when unit 201 sold in May 2016 and unit 202 has not been charged dues for that time frame.
    - HPM has corrected this and Hatch Development will be sent a statement indicating dues for unit 202 retroactive to June 2016.
    - 2016 Actuals AND 2017 Budget will be updated to include income from 10 units at \$200 per month
- Insurance costs for 2016 increased due to the new units being brought into the HOA and a prepayment on the 2017 policy.
- 2016 Postage and mailing amount was questioned. The 2016 budget amount was understated. This line items includes costs for mailing monthly statements to all homeowners, extra mailings to the new properties, mailing meeting packets to all homeowners [which happened 2 times in 2016--but that should not be repeated] . HPM feels that the budgeted amount of \$150 for 2017 is a more accurate estimate.
- All members feel the grounds maintenance costs have been excessive. HPM was asked to solicit bids from several landscape maintenance companies to try and bring this cost down.
- Hatch Development has provided some estimates for cost sharing of elements/line items that will be shared with the new HOA [single family homes in Vistas at Tiara Rado II] that is going in next door. Those need explanation/clarification before they can correctly be incorporated into the Vistas 2017 budget.
  - Board and members would like to have a meeting with Curt Hatch for that purpose. HPM to notify Mr. Hatch of this request.
    - NOTE: Meeting was held on Oct 26, 2016. Notes appear in italics.*
  - Cost sharing will need to be addressed in a written agreement between the two HOAs. *It was agreed that the following items would be shared equally by the 2 HOAs--Vistas at Tiara Rado and Phase 2. HPM to prepare a short written agreement to be signed by both parties regarding the cost sharing issues.*

- *Irrigation water shares--Hatch to pay and get reimbursed by Vistas.*
  - *Electricity for irrigation pump/pumphouse.*
  - *Maintenance of pump & pumphouse.*
  - *Landscaping maintenance of shared entry way. Each HOA will be responsible for common area landscaping within their boundaries.*
  - *Snow removal from shared entry way. Each HOA will be responsible for snow removal within their boundaries.*
- Approval of 2017 Budget was tabled and will be re-considered after meeting with Hatch Development.
    - *A special assessment will be put in place to pay for re-painting exterior of all the buildings excluding stairs, pergolas, and deck floors. Refinishing pergolas, stairs, decks, and patios are individual homeowner responsibility.*
    - *Special assessment will be \$500 for each unit. This will be billed in January and will be due by the end of May 2017.*
    - *2017 Budget approved and to be posted on website.*

#### Nomination and election of Board members

- HPM provided list of the services they provide as the Board members were unaware of the scope of things we do and were getting overwhelmed.
- Motion was made to keep the Board as currently stands. Board members in attendance agreed to continue serving. M/S/C.

The meeting adjourned at 9:25 pm.

Minutes taken by

Becky Jett

Heritage Property Management