

Vistas at Tiara Rado Homeowners Association, Inc

Annual Meeting Minutes

September 19, 2017

Meeting began at 5:40 pm.

Introduction of the Board of Directors:

No current Board of Directors

Members present: Todd Young, Terry & Karen Hulquest, Neil & Kim Sitko, Tom & Brenda Kelley, Cal & Teri Remsburg, Curt Hatch, Barb Marthe, Michael Cox, and Dianne Torbeck. No proxies received. [Quorum was achieved.]

Introduction of Heritage Property Management (HPM) Team:

David Caldwell, Hilary Schwartz

2016 Annual Meeting Minutes were approved. M/S/C.

Old/Unfinished Business--None

New Business

- The owner of Unit 501 is in the process of getting his driveway repaired due to it sinking. He has received a BID and will inform the new Board of Directors of when work is to commence.
 - As a reminder, 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.
- It was determined the timer for the pump house had been turned off for awhile, causing plants to wither and brown spots to appear in the lawn. Only four individuals have the code to access the pump house. Going forward these individuals need to have better communication, so this does not happen again.
- Issues that need to be addressed by new Board of Directors
 - Trees
 - There are concerns the Maple and Evergreen trees in the common areas will eventually block homeowner's view of the Monument, Grand Mesa, and/or Bookcliffs. The new Board of Directors will work with the landscaper on ways to trim these trees to prevent this from happening.
 - The three pear trees installed by Unit 101 need to be trimmed due to height concerns as well.
 - Gravel in common areas and behind buildings.
 - The gravel in these areas is becoming sparse and needs to be replaced. Members expressed they would like to see screened and washed granite installed. HPM will assist the new Board of Directors in getting BIDs.
 - Entrance off of S. Broadway
 - There are some Russian Olive and Cottonwood bushes near the golf course that are inhibiting individuals ability to see when leaving the subdivision. The new Board of Directors will speak with the golf course about either trimming or removing of these bushes for safety concerns.

- Exterior Maintenance of Units
 - A member questioned about who has authority to approve requests to alter the exterior of one's unit.
 - According to the CC&Rs, Article 3, Section 3.1: "No improvement or alteration shall be constructed without the prior approval of the Association (i.e., majority of homeowners). The Association's approval or disapproval must be provided within thirty (30) days of submittal of the Owner's plans and specifications. In the event the Association fails to approval or disapprove within thirty (30) days after sufficient plans and specifications have been submitted to it, approval shall be deemed given."
 - Therefore, if a homeowner is wanting to make an exterior change to their unit please submit your request to HPM either by mail or via email (info@hpmgj.com), so it can be distributed to all homeowner's for review.

2018 Budget

- On July 1, 2017 HOA dues were increased from \$200 to \$320 to help build a reserve fund.
 - Members requested the additional \$120 be a separate line item on the budget
- A request was made to add an Actual 2017 budget column.
- M/S/C that 2018 budget be approved with above correction and put on the website.

Election of Board Members

- Nominations from the floor
 - Todd Young - declined
 - Barb Marthe
 - Cal Remsburg
 - Neil Sitko
- All nominees were unanimously elected

The meeting adjourned at 6:42 pm.

Minutes taken by
Hilary Schwartz
Heritage Property Management