

# Vistas at Tiara Rado Homeowners Association

## Annual Meeting Minutes

March 16, 2022

Meeting began at 6:31 PM.

Introduction of the Board of Directors:

Neil Sitko, Terry Hulquest, Cal Remsburg and Rick Brodie

Members present: Terry & Karen Hulquest, Neil & Kim Sitko, Cal & Teri Remsburg, Dianne Bauer and Laura Davis. 3 proxy received. [Quorum was achieved.]

Introduction of Heritage Property Management (HPM) Team:

David Caldwell, Barbara Butzen and Sarah Aragon

2021 Annual Meeting Minutes were approved as written.

Old/Unfinished Business: None

New Business:

- Parking Issue with neighboring HOA
- One resident in particular is very hostile and aggressive when approached regarding parking in the Vista's at Tiara Rado designated parking area. Police reports have been filed .
- Signs are posted declaring Private Parking and vehicles will be towed.
- The Board would like to utilize the complaint form posted on the webpage for complaints against vehicle offenses. When filing a complaint, it would be best to get a description of the vehicle or pictures of the vehicle to include license plates and call Heritage to have vehicle towed from the private property.
- The Board has requested Heritage to revise the Rules and Regulations to address the parking issues created by 3rd party individuals.
- The Board would like Heritage to explore the possibility of placards for homeowners who may have guests staying. Placards can be placed in a conspicuous location in the vehicle to identify an invited vehicle. Placards need to be of bright colored material and each homeowner may be issued three (3) in total.
- The Board has approved the installation of the pergola canopies for the homeowners whom choose to participate. An ACCO form will need to be submitted before construction can begin and the homeowner will receive a special assessment to cover the costs.
- The decks that are covered with a rubber membrane and tiles are 10 years old and are beginning to show failure. The Board would like to have the decks inspected, a possible replacement recommendation, and what the remaining life expectancy may be.
- Discussion pertaining to structural expense and cosmetic expense. Structural expense would fall to the association to bear.
- Discussion regarding painting units and resealing around windows and doors. The Board would like to pursue painting 2 units this year and 2 units next year .
- Discussion regarding birds making nests in gutters and possibly resolve with leaf guard type material.
- Discussion about wasps making nests under the tiles and a solution to deter that activity.

2022 Proposed Budget:

- Electricity for pump to be split with Phase 2.
- Board approved with revisions. M/S/C 0 opposed.

Election of Board Members:

- All current Board members willing to continue for another year.
- Floor opened for nominations
- Floor closed
- Motion to approve slate of Directors is Cal, Neil, Terry and Rick. Second/Carried. All in favor and none opposed.

The meeting adjourned at 8:10 PM

Minutes taken by  
Barbara Butzen / Sarah Aragon  
Heritage Property Management