

Vistas at Tiara Rado Homeowners Association, Inc

Special Meeting Minutes

April 18, 2017

Meeting began at 6:03pm.

Heritage Property Management team introduced: David Caldwell, Becky Jett

Owners present introduced themselves: John & Irene Crouch, Brenda & Tom Kelley, Debbie & Emmett Ward, Michael Cox, Barb Marthe, Kim & Neil Sitko, Terry & Karen Holquist, Curt Hatch. [Todd Young and Dianne Torbeck were unable to attend; Dianne named Barb Marthe as her proxy.]

Purpose of meeting stated in agenda as twofold:

- Discuss the \$500 special assessment --purpose and scope
- Distribute Rules & Regulations and Violation Enforcement Policy

Special Assessment

- Marthe-purpose was to re-stain the woodwork on the back patios. She knows that other owners disagree with the special assessment but feels that those funds should be put aside as the beginning of a reserve fund to be able to pay for future large expenses like roofs, irrigation pump repair/replacement, or other unforeseen items.
- Crouch-plan to do their own staining using the original color and feel that the special assessment needs to be rescinded at this time.
- Sitko-feels that in order to maintain the aesthetics and uniform appearance of the community, that the staining should be done to ALL the units at the same time so that colors and quality are all at the same standard.
 - Suggestion was made to have an ACCO put in place to ensure colors and quality were up to expected standards.
 - Discussion about what all the HOA is responsible for and how this will be enforced in the future if this staining is left to each individual owner. (e.g. caulking around exterior windows, stucco repair and re-coloring)
- Kelley-confusion about what all was to be painted/stained needs to be totally cleared up.
 - HPM admits to confusion and asked for clarification.
 - Barb brought out the bid from the vendor that the previous Board had selected as the best option, and it includes upper & lower patio posts & fascia boards on all buildings at a cost of \$7625. Does NOT include pergolas, patio or pergola floors, stairs, or stringers.
- Kelley-feel that this is high and does not feel their unit would benefit at all, so they would like to have the funds used to build up a reserve fund.
- Ward--plan to do their own staining and would like the assessment reversed.
- Strickland [previous owner of 302]-wanted his opinion known that he did not want to contribute the special assessment amount. (He sold the home and his monies are on hold in escrow.)
- Motion made to rescind the \$500 special assessment and refund monies to those homeowners who have already contributed. M/S/C
 - HPM will send refunds to appropriate homeowners. Timeframe is unknown at this time.
- Suggestion was made to form a committee to review the budget and determine if costs can be cut or if dues need to be raised to begin to build up a reserve.

Rules & Regulations

- HPM received the Rules & Regulations and Violation Enforcement Policy just recently. These were enacted at a meeting of members as of July 2013. [they are part of the minutes of that meeting]
- Copies of Rules & Regulations and Violation Enforcement Policy were distributed to all members in attendance. Both of these will be posted on the Vistas at Tiara Rado page of the Heritage Property Management website, www.hpmgj.com.
- The purpose of Rules & Regulations is simply to clarify, expand, or explain the Covenants, Conditions, and Restrictions [CC&Rs] which govern the Association. HPM simply reformatted the Rules that were set out in the above mentioned minutes to make them more reader friendly.
- Colorado Law requires that each Association have a Violation Enforcement Policy which includes a schedule of penalties before any enforcement can be done.
- Everyone is encouraged to speak to your neighbors about issues as they see events unfold before any formal enforcement is sought. Vistas is a small community and neighborly interaction should solve most issues. If there are extenuating circumstances that you feel should be considered, please let HPM know and they will be taken into consideration.
- Remember, Rules & Regulations and other governing documents apply equally to owners as well as tenants.

The meeting adjourned at 7:10 pm.

Minutes taken by
Becky Jett
Heritage Property Management