

# Vistas at Tiara Rado Homeowners Association, Inc

## Annual Meeting Minutes

January 15, 2019

Meeting began at 5:32 pm.

Meeting minutes were approved at the  
January 29, 2020 Annual Meeting.

Introduction of the Board of Directors:

Barb Marthe, Neil Sitko and Cal Remsburg

Members present: Terry & Karen Hulquest, Neil & Kim Sitko, Tom Kelley, Cal & Teri Remsburg, Barb Marthe, and Peter & Erin Dawes. 2 proxies received. [Quorum was achieved.]

Introduction of Heritage Property Management (HPM) Team:

David Caldwell and Elizabeth Marvin

2017 Annual Meeting Minutes were approved. M/S/C.

Jesse Dryer and Franc Cook from Farmers Insurance were in attendance for a discussion on insurance:

- Board has met with Farmers Insurance to discuss coverage for the HOA.
- Quotes have been provided and show a savings of over \$2,000 per year
- Policy will include guaranteed replacement cost
- The HOA policy will cover "studs out" and each homeowner will be responsible to carry an individual condo owners policy which will cover "drywall in"
- Each HOA, in the CC&R's, will have guidelines that dictate what the HOA vs the individual homeowner is responsible to cover. (Farmers will provide a letter to each homeowner to take to their individual insurer to make sure that the correct coverage is in place.)
- The Farmers Directors and Officers (D & O) coverage includes a clause for discrimination.
- Discussion on deductibles. Jesse Dryer would recommend a higher deductible to minimize small claims, which increase the HOA's premium.
- Comments from one homeowner that the current policy covers both the exterior as well as the interior of the units, including improvements.
- Consensus that the HOA and homeowners would be best covered with a master HOA policy that covers walls out and each homeowner have an individual policy that covers drywall in.

Old/Unfinished Business--None

New Business

- Discussion on landscaping contract
  - Comment that the HOA is not receiving a good value for the cost
  - Prices on the proposed contract have increased 30% - HOA may need to gather other bids
  - The grass area around the sign and mailboxes belongs to the neighboring HOA (phase II)
  - The neighboring HOA seems open to working together on the landscape/irrigation
  - Opinion that is the responsibility for the maintenance of the pump is handed over to the neighboring HOA, Vistas at Tiara Rado will constantly have issues
  - There is currently no irrigation water to the units. The lines were damaged by Curt Hatch.
  - Discussion on the option to run Ute Water to the upper pump. This would limit irrigation costs (aside from the water itself) after the initial instillation

- Motion to analyze and determine if the HOA can switch to Ute Water instead of the current arrangement with a 3 year payback (with amendment of no diminished service) M/S/C - none opposed.
- Painting - Neil presented a preliminary unofficial quote for staining and painting of exterior of units
  - Paint that was originally used has failed
  - Quote included caulk, wood stain and paint of the exterior of all buildings
  - Discussion on how the HOA would pay for this as well as timing (2019 vs over the next few years)
  - The HOA will need to fund this project. More information will be needed before the dues will be increased or a special assessment to cover the expense will be placed.
  - Motion made to caulk and stain the exterior of the units in 2019, however the consensus is that further information will be needed before a decision can be made.
  - A proposal will be presented to the membership with detailed information for approval
- Asphalt and Driveways
  - Comment that rock salt should not be used as it damages the driveways and stairs
  - Structural engineer feels that the HOA may not be completely settled. Recommended that the HOA wait to seal until the cracking/settling has stopped.
- Snow plowing - suggestion to contact ready labor for a few hours to clear driveways and sidewalks
- Suggestion that the HOA have the windows cleaned twice per year. Decision that individual homeowners should have their windows cleaned when it is convenient for them and at their expense.
- Question from one homeowner on monthly financials being sent out to each homeowner vs only the Board of Directors. Some information in the financials is reserved for the Board of Directors (such as delinquent HOA Dues). The balance sheet and income statement available online, updated monthly.
- Questions about landscaping - any original plants to be replaced by the HOA. Homeowners are responsible for any plants that they planted.

#### 2019 Budget

- Comment that landscaping may be less than proposed
- Comment that insurance will also be less than proposed
- M/S/C that 2019 budget be approved. HPM will put on the website.

#### Election of Board Members

- Barb would like to step down
- Neil would prefer to be removed, but will continue if no one else volunteers
- Nominations from the floor
  - Terry Hulquest was nominated
  - Peter Dawes was nominated, but declined
- Slate of Directors is Cal, Neil and Terry. All in favor and none opposed.

The meeting adjourned at 7:43 pm.

Minutes taken by  
 Elizabeth Marvin  
 Heritage Property Management