

## Vistas at Tiara Rado Condominium Association

Meeting was held on Saturday August 1, 2015 at Barb Marthe's (President) at 2:00pm

In attendance was David from Heritage Property Management Company, Barb Marthe, Paul Strickland, Dianne Torbeck, Curt Hatch.

Mike did come at approximately 2:45 pm

The first order of business was a reading of portions of the original Hatch Investment's declaration with some clarifications by David from Heritage. Specifically 44.3

It was explained that if Curt Hatch wanted to relinquish control of the HOA, a notice to the clerk and recorder needed to be submitted and signed.

Referencing #101 and 102....Lot A Phase

#201 and 202....(rental) Lot B Phase I

#401.....Phase I

#301.....(lot C) Phase II

David also explained how the developer does the phases and why.

In the declarations there was "Reservations of Declaration Rights" to relinquish.

Curt Hatch has no reservations other than he will relinquish only at the time the sale of any of his rentals in this development. He still has one vote as an owner because of #301 and he will be a part of our HOA.

A reminder that a vote was made July 8, 2013 regarding no boats and equipment shall be parked in overflow parking areas. An amendment must always be written and filed with the original declaration, this did not appear to have been done according to David's findings.

Hatch is responsible for getting this to Heritage.

A desired format from the Transition is as follows;

Curt Hatch will start by doing the following according to our meeting on August 1 and also his follow up email August 2, 2015

- Plat Map
- HOA Resolutions
- EIN filing (for IRS)

- HOA transfer of control letter
- Reconciliation (not included) of which was sent I believe to Heritage at the last meeting
- 2015 budget in attached PDF format
- send an excel spreadsheet with all transactions
- contact attorney (John Howe) regarding transition
- Settle balance on #301 for the prepaid 2015 period

Checks were written by Dianne Torbeck and Curt Hatch for the delinquent HOA fees they owed and given to Heritage for a new deposit. Heritage will inform everyone regarding the new bank name and account if you happen to have auto payment in place with your bank for Hatch.

One signature in authority/board member from the HOA (which will be Barb) and one from Heritage will need to be done at the bank TBA. You will *all* be informed of that as well.

Every month there will be a monthly report by email to all owners. Rules for dues will be set such as when dues are overdue what will be considered delinquent and what penalty will occur. Also a collection policy will be set by Heritage and they will do all of the bookkeeping and monitoring.

A formal, but not yet written statement, was made by Curt Hatch, he happily relinquishes his HOA, as of this day, August 1, 2015 to the *new* HOA Board at Tiara Rado Vistas of Grand Junction, CO., Comprising of the above mentioned owners.

Curt Hatch will also send a copy of the trash bill and the Insurance bill to Heritage for further review. Insurance carrier has been Acuity Insurance.

Heritage takes responsibility for contacting and filing with the Secretary of State an annual report and will also register our HOA with the Department of Realtors/realstate.

Next on the meeting agenda was set. Curt will continue to put in dues for all the Vistas down to the opening entrance of this property. Curt will also get dates that will work for him for another meeting to determine monies that he will contribute for maintenance portion such as

- a. Landscaping
- b. snow removal
- c. clean up of grounds

Barb will call Mesa Turf( as she already has as I am writing this) and has emailed everyone and will discuss with them the un-kept area behind Mike and Laura and behind Building #3?

Annual meeting for Budget and election of new board and officers will need to be scheduled in January of 2016 with Heritage included in that meeting. A date is TBA.

There is a considerable amount of legalities and duties that need to be accomplished with Heritage's expert help. Our HOA will and can be a strong and healthy organization with great leadership from Heritage.

Meeting was adjourned at 3:30 pm

Thank you,

Dianne Torbeck, Secretary

PS if there are any questions or concerns please direct them to our President Barb Marthe and she will then forward them to Heritage Property Management Company