

Vistas at Tiara Rado Condominium Association

July 20th @ 2:00 pm

Location 2061 S Broadway #402

Attendees:

Heritage David Caldwell and Becky Jett

Barb Marthe #401 Host

Paul Strickland #302

Lee and Deb Ward #502

Dianne Torbeck #401

Not in attendance Mike and Laura #501

Curt Hatch #101,102,201,202,301

Meeting notes

The new officers were voted on, confirmed and announced. They are as follows; Barb Marthe (President) Dianne Torbeck (Secretary) Deb Ward (Treasurer)

David from Heritage headed the meeting by going over the Declarations that were set by Hatch Investments, explaining key points such as how to file with the State and Dora. Heritage will take care of this task for the new HOA per our contract with Heritage. We also understand that Hatch Investments did last registration in 2014 and it is due to be renewed Aug 3, 2015. Heritage will be also taking care of that.

The new HOA will need an EIN # for the Federal Government.

The Declarations are a 35 page document and was amended December 2014 of which Heritage has copies of all documents at this point in time.

David went over what a Declaration of Covenants and restrictions mean and that each unit counts on any voting decisions and does count as one vote.

We also went over in the current declarations paragraph 44.2 directions...44.3 and subject regarding termination of current HOA manager. A voluntary turn over to the 5 owners with their current officers is ideal, or how it is stated in the Declaration in paragraph 4.3.

David informed attendees that not everything is up for voting unless otherwise stated in the declarations.

David will check to see if LOT 1 is all 10 Units of this property 2061 S. Broadway. He will check what we need to have or do as owners and leaders of this new HOA. David will check into paragraph 4.3 regarding 75% and also Paul Strickland's unit from 2014.

It was confirmed that the next meeting will be August 1st with time and place TBA

\$300.00 was paid to Heritage\$100.00 of that money is for Administration set up.....\$200.00 is Monthly fee for managing our HOA per signed contract with Heritage.

We, meaning the owners of the Vista's, need to design an Org chart stating the Board will be our "police" so to speak" and Heritage will be the "enforcer" of the rules and regulations that have been set in the declarations and any amendments to the declaration. Becky is now our contact person from Heritage and will be the one whom will take care of the \$200.00 a month dues, due at the first of every month, making sure of the depositing the timely or untimely payments.

We were informed that once an agreement for signing over the HOA to the above said, "new HOA officers and owners" from Hatch Investments (Curt) is done, a new bank acct needs to be set up for the deposit of all of the units association fee of \$200.00 a month from all 10 units.

Key points that need to be done are as follows;

1. EIN # (non-profit)
2. letter from Board meeting minutes (of which this was)
3. An accountant for filing taxes will be appointed by Heritage (subcontracted)
4. Extra mailings by Heritage will be extra costs, but will be definitely minimal given we all have e-mail.

Everyone that was at this meeting was told we need by-laws and also that our declaration must include all the units of 2061 S. Broadway. Heritage will do this and also find out pertinent information from the County assessors office on our behalf.

An annual meeting needs to take place with a budget, election of new officers and proxy notifications sent out to those who cannot attend . An agenda will be sent out with date and time of meeting to give owners and board ample time to prepare. We were all in agreement that 2061 S. Broadway has 6 owners at present with Curt Hatch owning 5 of the 10 units of which are rentals. The rest individually and privately owned by above mentioned owners.

Lastly, Barb Marthe has taken charge of the hiring (in agreement with other owners) for Mesa Turf to maintain Trees, bushes, weed control in rocks and lawn fertilization. Josh was retained for the maintenance of the pump for the watering, mowing and Spring and Fall clean up....his contract to be signed asap. Barb Marthe has the prices for all of these services. I was unsure of my notes so I will defer those prices to her for you information if wanted.

We are looking forward to our meeting with Curt Hatch and thank him for his time.

Best Regards,

Dianne Torbeck (the newby on the block)

ps. Barb and I(Dianne) did hand out these flyers (copy enclosed in attachment) last week in hopes that the **renters** and **all** would comply *better* to these said rules. David, we would like you to make sure that these rules have been written in the declarations and or by-laws of this association. These rules have been ignored by some of the owners/tenants of this beautiful place.

Thank you all for your time.