

HOA meeting for Vistas at Tiara Rado 2061 S. Broadway
January 20, 2016 at 7:00pm

Sign in sheet was signed by all attendees of the meeting with current email addresses and phone numbers. This is in Heritage Property Management's possession. Kim and Neal from #102 were the newest members present.

President Barb Marthe

Secretary Dianne Torbeck

Treasurer Deb Ward

The above mentioned have been retained for 2016.

David and Becky we present from Heritage PM CO.

First was the Budget was discussed 2015 (12,000.00)

Revenue (14,000.00)

Actual Budget was discussed, as well, but uncertain of true figures.

Copies were distributed by Barb to all attendees for viewing of the budgets.

Also discussed was Curt Hatch wants a signed document releasing him NOT to be legally bound to the old HOA and its beginning persons and their concerns regarding the unfinished work that was to be done by now.

The contractor and Curt Hatch have parted ways and the above said he would draw this agreement by Jan 22, 2016 to be review and signed by all concerned parties of the original HOA group. There were questions and concerns regarding whether these repairs and unfinished work is the responsibility of the owners/Builder/ or Developer?

The next topic was that a study of the Reserve the HOA would need if and when major events such as Roofing, asphalt, etc....would need to be paid for by the HOA in the future. New HOA dues include 2 units now and the last 2 April 1st. Curt Hatch verified that with his contributions(owed by him)and the new owners now and the new owners coming in it would then start to build a substantial amount of monies for the HOA. Heritage will have those exact figures for HOA review.

Landscaping was said to include the new development below the current Condos and that Rocks and Light for the Signage would be done when the new development was ready. Curt Hatch would also provide repair on the asphalt /concrete by condo nearest the wall leading down to the newest development by Spring. It was also noted that Curt Hatch has one share of the water rights estimated at \$200.00 per year.

The code for the pump house was given and that is locked and maintained by Josh.

\$250.00 for snow removal was added to the \$200.00 water rights along with the proposed budget Heritage proposed for 2016. It was unanimous that the 2016 budget was agreed upon. An increase for Insurance was also noted from current \$2500 to 4000 a year when other buildings are added. Heritage will contact Knodin Insurance Company on the HOA's behalf.

There was no unfinished or old business that was up for further discussion

It was agreed and voted to adjourn the meeting.

New owners will need copies of all of the rules and regulations and any pertinent notes from past or present meetings for their records.

Thank you,

Dianne Torbeck

Secretary HOA 2016 S Broadway Vistas at Tiara Rado