

**THE SEASONS AT TIARA RADO HOMEOWNERS'  
ASSOCIATION  
Third Quarter Board Meeting Minutes  
July 13, 2017**

Redlands United Methodist Church  
527 Village Way Grand Junction, CO

Board Members Present: Dan Buckstein  
Tom Mahan

HOA Manager: Tracey Heritage

Members Present: Betsy Brodak, Carolyn Brown, Dina Fitzpatrick, Tom Kokal, Shanna Kokal, Hallie Mahan, Brian Olson, Joyce Olson, David Siemsen, Diane Siemsen, Peggy Vaughn, Del Wharton, Joe Wharton, Charles Wolzien, Sharon Wolzien.

**I. Call to Order.**

The Third Quarter meeting of the Board of Directors was called to order at 4:05 PM by President Dan Buckstein.

**II. Establish Quorum.**

Tom Mahan, Recording Secretary, announced that a quorum of the Board was not present. Mister Buckstein noted that, in the absence of a quorum of the board, voting/approval for Consent Agenda items would be deferred until the next quarterly board meeting, or such time as there is a quorum of the board. This meeting will, therefore, be informational only.

**III. Consent Agenda.**

The following documents will be posted on the website as unapproved pending a vote by a quorum of the board. They are also available as a packet at the sign-in table along with the agenda for this meeting. Ms. Tracey Heritage, Western Slope HOA Management, and HOA Manager for the Seasons, summarized the financial documents.

A. First Quarterly Board Meeting Minutes. Approval/vote deferred.

B. Treasurer's Mid-Year Report. For the most part we are 96-100% obligated for most line-items for the year (annual insurance premiums, annual storage fees, etc.). These are well-detailed in the Revenue and Expenses and Comparison to Budget document as well as the Balance Sheet.

C. Mid-Year Assessments Status. As of 30 June, there are only six assessment payments outstanding, and in fact, Ms. Heritage just received two more, so we're down to four outstanding payments. All assessments are due by 15 July, so we're very close to 100% in that category also.

Mister Buckstein noted one reserve item that exceeded budget which is under the Replace Fences line-item and involved the painting of the new security fence. The initial paint color (bright blue) was not compatible with the overall community design, so it needed to be re-done.

#### **IV. Design Review Committee Report.**

Ken Heitt, committee chairman, was unable to attend the meeting, however Ms. Carolyn Brown was present and represented the committee. She confirmed that the committee has reviewed plans for two new homes in the Seasons, one on High Tiara and another on Seasons Drive. Neither design presented any major obstacles – the only potential issue was in the proposal for a four-car garage with the Seasons Drive home. However, because of the direction the garage would be facing, the committee agreed that it should not be an issue.

#### **V. Information Agenda.**

A. Board Vacancy Search continues. The At-Large position on the board remains open. Initially, in an effort to provide some diversity on the board, we were hoping for a woman to join us in that position. Several potential candidates were identified; however none was able to commit to serving at this time, so we've expanded our search to include anyone who might be interested in serving.

B. Irrigation / Landscape Maintenance Update. Several issues have impacted our irrigation program in recent weeks – we had a series of 100-

plus-degree days early on followed by 30-plus days with no precipitation, and then Redlands Canal was shut down for pump maintenance for several days. Bookcliff Gardens, our irrigation contractor assures us that the lawns should recover with no serious ill effects. We have approved a plan to install isolation valves in the pit which would allow us to shut down part of the system, as necessary, rather than the entire system. Currently, that project is planned for this fall after the system has been shut down for the winter. Landscape maintenance is focused on the grove of trees near the entrance, the grove of trees on Berm 4 and some trees on Berm 6. We received proposals from several contractors outlining their recommendations for maintaining the health of the trees in these areas and have applied some systemic fertilizer and pesticides in selected areas. Going forward, we will also plan to thin some of the trees in the areas where they're too crowded.

C. South Broadway Entrance. Some questions have surfaced in recent months concerning this area at the South Broadway entrance between the road and the fence. This area is really outside the Seasons property, but since it's right at our entryway the board at that time decided to dress the area up with some plants and shrubs. Since there was no irrigation in that area and the new plants required regular watering, hand-watering was the only option and the board accomplished that effort. However, we're now at the point where we need to determine a longer-term plan. Currently, we have Bookcliff Gardens spray that area for weeds but that's all, and Mr. Buckstein has approached them about installing irrigation, but there's no money presently in the budget for such an effort. Until we can resolve that issue, we'll monitor the plants and shrubs in this area and maintain them in the best condition possible.

D. Filing 7 Update. Mr. Buckstein spoke with Melinda Tope earlier and she noted that there is nothing new to report at this point. The Tope's have submitted plans to the city for approval to build a second home in the filing but they've not heard anything back.

E. Compliance Committee Walkthrough Report / Findings. In their report to the board, Gretel Chatterson and Becky Jessen noted that overall everything in the Seasons looked pretty good. This time of year, the greatest challenge for everyone is the weed issue. During the meeting, several homeowners reported that the weeds in and around several homes in the Seasons, as well as in the vacant lot south of the entryway, are becoming

more apparent. The vacant lot on both sides of the Redlands ditch belongs to Jack Acuff and Mr. Buckstein said he would contact Mr. Acuff and ask him to address the issue in the vacant lot.

F. Garage Sale Report. Everyone involved agreed that the garage sale was well-attended and a real success. Mister Buckstein extended a special thanks to Tammy Long and Shanna Kokal for their efforts.

## **VI. Members' Comments.**

New residents, Chuck and Sharon Wolzien, asked about the process for submitting design proposals, and Mr. Buckstein explained the process for contacting the DRC. David Siemsen reminded everyone about the Seasons Tuesday night get-together at the Rock and noted that it was an excellent opportunity, especially for new residents, to get acquainted. Carolyn Brown asked about progress on developing/updating the Seasons homeowners directory. Mister Buckstein explained the situation involved with such an effort, including on-going maintenance and the privacy issues. He emphasized that such an effort would need a dedicated and committed volunteer or committee of volunteers to provide the regular and consistent attention and follow-up required to maintain the directory. Certainly the HOA board would be able to assist with such an effort but the major thrust would need to lie with the volunteer (s). Also pointed out was the Mesa County Assessors website, which contains much of the information that might be found in a directory. Joyce Olson noted the decline in attendance at our board meetings and wondered about the reasons for the diminishing attendance. It was pointed out that the summer meeting in July is typically not well-attended, and our HOA Manager, Ms. Heritage, also suggested that such apparent complacency among the membership might indicate an overall feeling of satisfaction. In her experience with other HOA's, large, well-attended meetings sometimes involve an angry mob.

## **VII. Adjournment.**

With a motion by Mr. Buckstein, the meeting was adjourned at 4:45 PM.

Respectfully submitted,  
Tom Mahan, Recording Secretary.