

**THE SEASONS AT TIARA RADO HOMEOWNERS'
ASSOCIATION**
Fourth Quarterly Board Meeting Minutes
October 12, 2017

Redlands United Methodist Church
527 Village Way Grand Junction, CO

Board Members Present: Dan Buckstein
Ron Lease
Dave Boote
Tom Mahan

Members Present: Carolyn Brown, Alberta Husch, Tom Kokal, Shanna Kokal, Judy Lease, Eileen Lepisto, Hallie Mahan, Brian Olson, Joyce Olson, David Siemsen, Diane Siemsen, Wayne Westerson, Del Wharton, Joe Wharton, Charles Wolzien.

I. Call to Order.

The Fourth Quarterly 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 present.

III. Consent Agenda.

A. Lacking a quorum of the board for the previous board meeting in July, approval for the Second Quarterly Board Meeting minutes, was necessarily deferred until this meeting. The minutes for both the Second and Third Quarterly meetings were approved 4-0.

B. Treasurer's Report. Ron Lease, Treasurer, noted from the report that our budget is generally 62% obligated for most line-items (administrative, operational, irrigation, etc.), for the year and that we are approximately 75% through the year. Barring some unforeseen expenses, we

will finish the year comfortably under-budget. Details are outlined in the Revenue and Expenses and Comparison to Budget document as well as the Balance Sheet. Mister Lease also pointed out that four new accounts related to Filing 7 have been created and are included in the report. Dave Siemsen noted that only part of the budget item for the irrigation pond dredging had been obligated and wondered if the project was being pushed back or had otherwise been deemed less urgent. Mister Buckstein reported that the dredging project was still a priority because the filters in the system are clogging with debris more frequently which impacts the flow of irrigation water into the large system. However, after draining the pond and evaluating its condition, we discovered that it has a bentonite liner that cannot be dredged mechanically, and instead, to avoid damaging the liner, the pond must be slurried and the sludge then pumped into tankers and hauled away. This will represent a huge cost over-run (~\$20,000), so the board is going to look at other options during the off-season. Furthermore, there are additional sludge-related issues (the fountain in the pond, the pipelines, valves and filters, etc.) that will all factor into this project. Tom Kokal asked if the pond is really necessary and Mr. Buckstein replied that the pond acts as a reservoir for the entire large irrigation system which requires that volume of water to function. He concluded that the general consensus throughout the Grand Valley is that if your HOA has an irrigation system you're going to have problems.

IV. Design Review Committee Report.

Ken Heitt, committee chairman, was unable to attend the meeting, however Carolyn Brown was present and represented the committee. She noted that they have several issues they're currently working on and that more information will be forthcoming soon.

V. Information Agenda.

A. Management Company Update. Effective October 18, 2017, the Seasons HOA and Western Slope HOA Management Company have ended our relationship through mutual agreement. Both organizations determined that our relationship was not a good fit for either entity, so the board has turned to C.J. Nelson with James R. Grisier Accountants, who has been handling our quarterly reconciliations in the past, and with whom we will

develop a formal Letter of Engagement for additional accounting services. Their initial estimate for these additional services was between \$200 and \$300 per month, which will be approximately one-half the monthly fee for the management company.

B. Irrigation / Landscape Maintenance Update. The lights at the South Broadway entryway to the Seasons have been in decline for the past several years, so we contracted with Grand Valley Electric to replace them with LED fixtures. The total for this work was \$1,150 (\$560 for the fixtures) which was direct sourced rather than bid out in an effort to expedite the completion of the project (because of safety/fire hazard concerns). The plants, primarily the yuccas, at the entryway will be the next issue that we will need to address because they are beginning to block viewing of the signs. The question is whether to prune the yuccas or to just remove them entirely. Also, in accordance with our contracting schedule, Bookcliff will blow out and shut down the Seasons irrigation systems on October 17th. Although there will still be water in the Redlands Canal until the 23rd, this was the shutdown date originally agreed to in the contract. Likewise, as we come to the end of the irrigation season, the separate budget line item that we created to provide for a temporary contract with Bookcliff to manage landscape maintenance of the new Filing 7 common area and stormwater detention basin will be closed and those items will be included in the total budget line for all Seasons irrigation in the master agreement.

C. Two positions on the Board of Directors for the Seasons will expire at the end of this year and the announcements soliciting interest in running for one of these will be forthcoming. These will be announced as directors on the board and are not identified as specific positions. Those determinations will be made internally by the members of the board themselves. At this point we're seeking expressions of interest, which may be indicated in e-mail, by letter or in person to someone on the board. The election for these two three-year terms will be held during the Annual Meeting on December 7th.

D. Shanna Kokal made an announcement regarding the Annual Christmas Holiday Party scheduled for December 6th at Two Rivers Winery. She and Sue Sullivan have tickets for the event which are available for \$45 per person. The festivities begin with drinks at 6:00 PM with dinner at 7:00 and music and dancing following. Dinner will be catered by Cowboy and the

Rose and music provided by Huey, Dewey and Louie Trio. This event is usually well-attended and there are approximately 80 seats available.

E. Mister Buckstein introduced Mr. Dave Boote, the newest member of the board, who has been appointed to fill Mr. Bob Whitehorne's vacancy.

VI. Members' Comments.

Alberta Husch asked whether a Membership Directory still existed, and Mr. Buckstein noted that the Directory is currently pretty much out-of-date and an effort to update it has stalled to some degree. The plan is to revisit the effort after the busy summer season when things slow down somewhat and perhaps with the assistance of some volunteers we can resurrect the Directory. Another aspect of this effort will be to identify a mechanism for keeping the Directory current. Membership changes are ongoing and any effort to revive the Directory must include a plan for updating it.

Mister Siemsen asked about the Christmas lights and decorations that are usually placed around the entryway during the holidays. Mister Lease noted that Bill Brodak and Pete Dickes have been co-chairing that effort in past years and he will contact them to see if they intend to organize that project again this year.

VII. Adjournment.

With a motion by Mr. Buckstein, the meeting was adjourned at 4:35 PM.

Respectfully submitted,
Tom Mahan, Recording Secretary.