

**THE SEASONS AT TIARA RADO HOMEOWNERS' ASSOCIATION
MINUTES OF THE ANNUAL HOMEOWNERS' MEETING
December 6, 2018**

**Redlands United Methodist Church
527 Village Way, Grand Junction, CO**

Board Members Present. Dan Buckstein, President
Dave Boote, Vice-president
Ron Lease, Treasurer
Tom Mahan, Recording secretary
John McCarney, Director-at-large

Association Members Present.

Melissa Allen, Cheryl Alpha, Joan Bevington, Carolyn Brown, Dave Brown, Vickie Brusig, Michal Buckstein, Judith Frisk, Phillip Frisk, Lorraine Garcia, Ken Heitt, Margy Heitt, Dee Humfeld, Jim Lauer, Judy Lauer, Judy Lease, Eileen Lepisto, David MacAlpine, Hallie Mahan, Bette Martin, Lanny McCormick, Richard Nelson, Joan Nesbitt, Bruce Noble, Patricia Noble, Brian Olson, Joyce Olson, Fran Phillips, John Phillips, Andrea Podgorny, Margaret Raley, Patti Roberts, Bert Rewold, Sue Rewold, David Siemsen, Diane Siemsen, Mary Sommer, Peggy Vaughn, Del Wharton, Joe Wharton, Bob Whitehorne, Roger Williams, Janice Wuerker, Roxanne Yates.

I. Call to Order.

The meeting was called to order at 7:00 PM by Dan Buckstein, President. He announced a slight adjustment to the order of events in the agenda, given that proxies were still being counted for a quorum.

II. Report of Officers.

President – State of the HOA/Looking ahead. Mister Buckstein noted some changes coming to the HOA board. Dave Boote, Vice President, and Tom Mahan, Recording Secretary, have completed their three-year terms, and Mr. Buckstein introduced three members who are interested in running for those two seats on the board. They are David MacAlpine, Rick Nelson and Bruce Noble, and each said a few words about himself and his background to serve as an introduction to the membership.

A relatively new ruling affecting the Association has surfaced which allows for a veto vote from the membership for a proposed budget. House Bill 18-1342, which went into effect on July 1, 2018, mandated some changes in the Colorado Common Interest Ownership Act (“CCIOA”) Section 303(4)(a), which establish a budget veto process for HOA’s. Specifically, these changes direct that the board adopt a budget, provide a copy of this budget to the owners and set a meeting with the owners to provide them an opportunity to veto the budget. If the veto fails then the budget passes. However, if the budget is vetoed the last budget that passed will remain in effect.

In order to comply with these new stipulations, the board posted a revision to the Covenants for the Seasons Master HOA under Policies and Procedures. Policy 3, Conduct of Meetings, now includes language in Paragraph (6), which directs that the board must deliver a summary of the budget to all owners and must set a date for a meeting of the owners to consider ratification of the budget. Unless at that meeting, a majority of owners within the Association entitled to cast votes reject the budget, the

budget is ratified. If the proposed budget is rejected, the budget last approved shall be continued unless or until a subsequent budget is ratified.

Another issue confronting the HOA deals with short-term rentals (ie.VRBOs, AirBnB's, etc.) within the Seasons. The City of Grand Junction recently approved an ordinance which provides for short-term rentals within the city. Our attorney, Andrew Teske, is currently reviewing Seasons HOA status to evaluate our position and develop appropriate language for the HOA to address the possibility. Ultimately, the membership will need to approve any potential actions that the attorney recommends which would allow or deny short-term rentals within the Seasons.

The board has also recently renewed the contract with Bookcliff Gardens for our irrigation and landscape maintenance within the Seasons. Our history and experience with them, along with their competitive pricing compared with other companies in the area, made their selection for renewal an obvious choice.

The dredging project for the irrigation pond has been widely discussed over recent months and will begin early next year. This effort is long overdue and will involve the actual dredging and removal of sediment which has built up over the years, as well as emplacement of a rock and cobble border around the perimeter of the pond to reduce the overgrowth of brush and weeds as well as discourage wildlife from trampling into the pond. Hi River Construction has been awarded the project and will be the contractor for the work

Mister Buckstein also commended Judy Lease for organizing the Eyes and Ears Program for the Seasons and taking the lead in getting it off the ground.

Treasurer - 2019 Budget Overview and Review of 2018 Financials. Ron Lease, Treasurer, noted that the proposed budget for next year has been posted on the website at www.seasonshoa.com and is available for review by the members.

The last column of the proposed budget itemizes each category of expense and withdrawal of reserve funds. Reserve funds are set aside for capital expenses, which, by definition, are expenditures that will benefit the HOA for more than one year. Due to our aging infrastructure, these kinds of expenditures are increasing with each passing year. The last page of the proposed budget itemizes assessments for the coming year that will begin to appear in members' mail in mid-January.

Some good news regarding the proposed budget is that it is about 10% less than last year. This is primarily the result of the successful completion of the extensive fence repair and painting project along South Broadway and Seasons Drive.

In 2018, we needed to withdraw around \$13,000 from Reserves for several requirements. Some of the funds were needed to complete the fence repair and painting project just mentioned, but we also replaced the sump pump in the pit beside the pond and installed isolation valves at the same time which will allow us to isolate/shut down part of the system if necessary without closing the entire system. Also the large system pump had to be replaced. Once again, our infrastructure is not getting any younger – these issues are fast becoming a reality.

During 2017, many of you will recall, that we sought to engage a management company to augment the board with bookkeeping services as well as to provide management support for the HOA. The outcome was not entirely satisfactory for either the management company that was engaged or the

board, and both sides agreed to terminate the relationship. Fortunately, the board was able to re-engage our previous bookkeeper and her company has been able to assume many of the functions of the previous management company, with the additional benefit of reducing our previous financial commitment from \$5,000 to \$3,500.

The financial overview for 2018 was not mailed out to the membership but is available for review on the Seasons website.

By way of follow-up, Mr. Buckstein pointed out that the pond-dredging project mentioned earlier will require a Special Assessment from the membership. The assessment will be sent out to each household after the first of the year and will be approximately \$209.

Mister Mahan advised Mr. Buckstein that a quorum was present at the meeting.

III. Approval of 2017 Annual Meeting minutes.

With a motion and second from the floor, the 2017 Annual Meeting minutes were unanimously approved.

IV. 2019 Budget Discussion/Ratification.

A discussion followed with a number of general questions from the floor concerning details of the budget and ratification process. Mister Buckstein explained the new ratification/veto process and asked if anyone in the meeting was opposed to the budget, as written and posted to the website, and there was no opposition brought up. The 2019 budget was approved as written.

V. Election of two HOA Directors.

Election for two Directors' positions was announced earlier in the meeting to fill the pending vacancies resulting from the expiration of Mr. Boote's and Mr. Mahan's terms. Hallie Mahan and Michal Buckstein volunteered and were appointed as election judges. Mr. Buckstein reviewed the election procedures and asked for additional nominations from the floor and there were none. All ballots and proxies were collected and turned over to the election judges. After the count was completed and verified between the judges, results were announced.

Mister MacAlpine collected 45 votes; Mr. Nelson had 37 votes and Mr. Noble 66 votes. Congratulations were extended to Mr. Noble and Mr. MacAlpine on their selection.

VI. Action Agenda.

Mister Buckstein asked if there were any motions from the floor that anyone wanted to discuss or present. There were none.

VII. Announcements.

Committee reports. Ken Heitt, Chairman for the Design Review Committee expressed his appreciation to the members of his committee. He pointed out that much of their work is accomplished through e-mail - 30 requests were received this year and most were approved. However, around six of

those projects were undertaken without DRC approval, which required committee members to review the project and determine the extent of noncompliance and potential impacts to the subdivision or neighborhood. For example, five or six years ago, one of our members enclosed his patio without DRC approval and the project was outside guidelines of the subdivision which ultimately required additional work and expense to bring the patio into compliance with the guidelines. Requests involving new construction are predictably more involved and usually require formal meetings. New construction in the Seasons seems to be on the rise, and Mr. Heitt emphasized his intention that these projects be presented at open meetings for all homeowners to attend. His goal is to convene a formal meeting where the builder/architect presents his plans for the project and answers any questions that homeowners may have. Mr. Heitt stated that the DRC tries to balance the requirements of all of the covenants (the Master, any updated/ revised editions, filing-specific notations, etc.) and the objectives of the homeowner and the Seasons neighborhood when making DRC recommendations.

VIII. Information Agenda.

Mister Buckstein asked if there were any announcements or questions from the floor that anyone wanted to present. There were none.

IX. Adjournment.

Mister Buckstein announced that the 2018 Annual Homeowner's Meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Tom Mahan, Recording Secretary.