

**THE SEASONS AT TIARA RADO HOMEOWNERS'
ASSOCIATION**

First Quarter Board Meeting Minutes

January 18, 2018

Redlands United Methodist Church
527 Village Way Grand Junction, CO

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

Members Present: Cheryl Alpha, Carolyn Brown, Judy Lease, Ruth Leever, Terry Leever, Eileen Lepisto, Hallie Mahan, Brian Olson, Joyce Olson, Del Wharton, Bob Whitehorne, Roger Williams, Cathy Zippert.

I. Call to Order.

The meeting was called to order at 4:05 PM by President Dan Buckstein.

II. Establish Quorum.

A quorum of the Board was established by Tom Mahan, Recording Secretary.

III. Consent Agenda.

Mr. Buckstein announced that the Treasurers Reconciled Expenditure report for 2017 would be moved down in the agenda and discussed later with the Information Agenda. The Fourth Quarter Board Meeting Minutes were presented, and as there were no additions or corrections to the minutes, Mr. Buckstein moved and Mr. Mahan seconded that they be approved. Mr. Buckstein also recommended approval for the 2018 Budget with one reporting exception which addresses funds that were earmarked for fence repair/painting in 2017 along Seasons Drive which were not expended during the year. These funds will be moved into the Reserves category and will offset the anticipated shortfall for fence repair/painting in 2018. The revised Reserve page of the budget will be included with the mailing of the

assessment letters, however, the assessments remain the same as in the proposed budget. All items in the Consent Agenda were unanimously approved (5 for & 0 against).

IV. Information Agenda.

Mister Buckstein announced that Assessment Invoices will be going out to the membership in a few days.

V. Announcements.

President Buckstein acknowledged all the members that participated in the holiday light display setup around the entryway to the Seasons. Many favorable comments have been received by the board and it's obvious that this annual undertaking is greatly appreciated by everyone.

VI. Members' Comments.

Bob Whitehorne asked about plans or projects for landscaping during 2018 and Mr. Buckstein noted that trees and shrubs in several common areas near the entryway and on Berm 4 will certainly require some attention in the near future. These areas have become overgrown recently and should be thinned and pruned. He also emphasized that fencing repairs and painting along South Broadway and throughout the Seasons are also near the top of the list, and, of course, irrigation issues are always front and center and will continue to be so this year. Cathy Zippert asked about the irrigation pond and whether or not it's leaking. She noted that the fountain has been turned off for some time, and a related issue as it relates to the impacts on aquatic life in the pond (if it is leaking) was also pointed out. Our landscaping company, Bookcliff, continues to monitor the status of our systems and they are pretty much in agreement that the time is coming where we will need to take some strong (and expensive) measures to insure the long-term health of our systems. Irrigation pond dredging and cleaning, replacing the pond lining, pump and filter maintenance, etc. are just a few of the concerns that Bookcliff is considering and monitoring. A meeting has been scheduled for February 7th with Bookcliff to begin the planning process for 2018.

A question was asked about the status of the vacant lot at the entrance to the Seasons. Mr. Buckstein noted that the lot belongs to Jack Acuff, and whenever it begins to look overgrown and unkempt, the board asks him to mow or weed the lot and he is always more than willing to clean it up.

Cheryl Alpha asked about the status of the Seasons directory. President Buckstein noted that the directory has been updated and is ready to go. The board's concern is to insure that the directory is maintained, current and up-to-date, and that the maintenance of the directory is a process that is separate from the functions and activities of the HOA board. If the directory is uploaded to the Seasons website, the Seasons HOA board will automatically inherit the responsibility for maintaining and updating it and we don't have the manpower or resources to do that. Other issues remain with the directory, such as, procedures for making changes and responsibility for insuring that necessary changes are incorporated, and, there remain concerns about incorporating effective privacy restrictions and protections and managing access permissions to personal data in the directory. Some formal mechanism/procedure should also be developed for documenting members' approval/agreement to be included in the directory. In the next few weeks or months, when members of the committee that updated the current directory are available, they and the board should get together and consider next steps for resolving some of these foregoing issues.

VII. Adjournment.

After a motion to adjourn was made, seconded and approved, the First Quarter Board Meeting, 2018, was adjourned at 4:45 PM.

Respectfully Submitted,

Tom Mahan, Recording Secretary