

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

Second Quarter Board Meeting Minutes

April 19, 2018

Redlands United Methodist Church
527 Village Way Grand Junction, CO

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

Members Present: Cheryl Alpha, Carolyn Brown, Judy Lease, Eileen Lepisto, Hallie Mahan, David Siemsen, Diane Siemsen, Bob Whitehorne, Roger Williams, Don Zippert, 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.

The First Quarter Board Meeting Minutes were presented, and as there were no additions or corrections to the minutes, Mr. Buckstein moved and Ron Lease, Treasurer, seconded that they be approved. Mister Buckstein also recommended board approval for an Amendment to Policy 2, Collection of Unpaid Assessments and Fines, published in the governing documents. The policy, as currently written, assigns suspense dates which align with our fiscal year (previously October to September); however, when we changed the fiscal year to a calendar year (January to December), the suspense dates published in Policy 2 also needed to be adjusted

(Generally moved forward 90 days). Mister Mahan seconded and all items in the Consent Agenda were unanimously approved (5 for & 0 against).

IV. Information Agenda.

Mister Lease presented the Treasurer's Report. He pointed out that, in response to suggestions by several Seasons homeowners, the Financial Report has undergone some format changes in an effort to make the report more readable and easier to understand. All of the previous information and data are still included but in a more clear and readable format. He also highlighted some projects in the Reserve Projects category involving the irrigation pond that were undertaken during the First Quarter. These involved repositioning the sump pump/float in the pit area and installing two shutoff valves to isolate trouble spots in the system rather than shutting the entire system down.

He also reported that all assessments are up-to-date, either in full or first-half payments.

The Social Directory is now on the Seasons HOA website and the response from those who have accessed it has been very favorable. Mister Lease expressed the board's appreciation to Cheryl Alpha, Susan Anker and Carolyn Jayne for their efforts in bringing the directory to this point. Dave Boote, Vice-President and Webmaster for the Seasons also played a key role in publishing the directory and is the point-of-contact for revisions, corrections and updates.

Irrigation and landscape schedules are being developed and refined. Typical for this stage in the process are the starts and stops encountered during the initial charging and pressurization of the system. David Siemsen asked about the plan for performing system checks and adjustments and Mr. Buckstein noted that Bookcliff personnel would be conducting those tasks during the next day or two.

The fence-painting project along South Broadway and Seasons Drive is currently scheduled for July. A contractor, Sunshine Painting, has been selected for the project. In early June, a fence-repair contractor will be onsite to repair/replace any posts or sections of fence that are in need prior to the actual onset of the painting project. Then, one or two weeks before the painting project begins, the contractor will visit homeowners who share the inside of the fences to advise them about the project and necessary preparations and, for those with fences between properties (called returns), to offer to paint them for a nominal fee, at the individual homeowner's expense.

V. Announcements.

President Buckstein announced that Welcome Packets have been prepared by the Social Committee and are available for realtors, mortgage companies and new homeowners. These packets will serve to inform prospective/new homeowners about the Seasons as well as to inform the board about ownership changes within the community.

President Buckstein also announced that he would be out of pocket soon to attend to some medical issues but that he would remain an active member of the board and be available for consultation with the rest of the board as necessary. Meanwhile, the board will function as it has in the past.

VI. Members' Comments.

Cheryl Alpha asked about the possibility of painting guard rail posts on High Tiara. Apparently, they are weathering badly and in generally poor shape and she wondered whether the board and Sunshine Painting could include this as an add-on to the fence painting contract. She also described a situation that is worsening on High Tiara with regard to construction on the two new homes in the neighborhood. One of these homes has been under construction for well more than a year and the second home is approaching the one year mark. Seasons covenants currently specify completion of construction in nine months and when those timeframes are exceeded a precedent is set which may impact the process for future projects. One fact of life facing builders today is the increasing demand/competition for subcontractors (plumbers, painters, carpenters, roofers, etc.). A lively discussion of opinions and observations followed with three issues repeatedly coming to the surface. First, are the completion timelines specified in our covenants reasonable and/or realistic; secondly, are builders and future homeowners made aware of the deadlines; and third, what options/remedies are available/appropriate in the event that compliance with the covenants is not met. Clearly, these issues need to be further investigated and researched for effective and appropriate resolutions/remedies.

Judy Lease described a program, called Eyes and Ears, that existed in their previous neighborhood. The primary focus of the program is to organize a group of volunteers within the neighborhood to provide a readily-available, easily-accessed resource within the community for communication and information. She suggested perhaps, for the Seasons, soliciting one or two volunteers within each

filing to welcome new homeowners and to answer questions, such as parking a car in the driveway overnight, or parking an RV on the street. It's sometimes difficult, especially for new homeowners, to figure out solutions or get answers to questions and this program would offer a quick and easy way to provide relevant information. Apparently, the program in their previous neighborhood developed over concerns with landscaping and irrigation; when homeowners had issues or questions, they found that sometimes it was more comfortable to talk to someone else in the neighborhood rather than contacting the board. The final recommendation was for the Seasons board to investigate the idea and solicit opinions and suggestions for organizing such a program for our community.

Mister Lease described a looming issue that will affect all homeowners in the Seasons. The irrigation pond is approaching 25 or so years in operation and is beginning to need some serious attention to restore it to its original condition and purpose. Specifically, the pond is silting up to the point that it's affecting the function of the entire Large Irrigating System. Current estimates for dredging and lining the pond are in the area of \$30,000, and as the pond is considered a common area, a Special Assessment for everyone in the Seasons would be collected to complete remedial actions. This action will probably need to be undertaken within the next year or so.

VII. Adjournment.

As there was nothing more to discuss, President Buckstein announced that the Second Quarter Board Meeting, 2018, was adjourned at 4:55 PM.

Respectfully Submitted,

Tom Mahan, Recording Secretary