

THE SEASONS AT TIARA RADO HOMEOWNERS' ASSOCIATION
Third Quarter Board Meeting Minutes
July 12, 2018

Redlands United Methodist Church
527 Village Way Grand Junction, CO

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

Members Present: Sally Hall, Dee Humfield, George Humfield, Shanna Kokal, Tom Kokal, Linda Laycock, Judy Lease, Hallie Mahan, John McCarney, Pat Noble, David Siemsen, Diane Siemsen, David Stapleton, Bob Whitehorne, Roger Williams.

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 Second 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, which they were, four in favor & zero against. Mister Buckstein also recommended moving Item B, Large Irrigation pond dredging project, from the Consent Agenda, to the Information Agenda, below.

IV. Information Agenda.

The Large Irrigation pond dredging project was reviewed by Mr. Buckstein. We interviewed four contractors and settled on High River Construction because of the company's relevant experience with irrigation ponds and its bid, which was less than the others. The board is currently waiting for a final bid pending one change we requested, which involves substituting a compacted layer of bentonite instead of the original rubber or a synthetic membrane. Upon further research we concluded that bentonite is a better (and less expensive) long-term alternative to a membrane. Another option might be to underlay the bentonite with a membrane in select areas for an additional layer of protection, especially in potential trouble spots, such as around the downgradient side of the pond or over a protective berm potentially constructed around the outflow pipe. Also a suggestion has been proposed to place a rock border around the pond to minimize the future introduction of weeds and leaves. Work on this project should commence during the winter months, well before the irrigation season, when the

pond is at its lowest level and more easily cleaned and dredged. When the final bid is received, cost for this project will be in the neighborhood of \$28,000-30,000 (approximately \$200 per household) which will require a special assessment of the homeowners. Bob Whitehorne suggested increasing the 2019 assessments rather than using a special assessment since the project will be undertaken during 2019. Mister Lease noted that he is not in favor of that proposal because this project is a one-time cost and increasing the annual assessments inaccurately inflates our recurring expenditures. Linda Laycock offered her experiences, observations and recommendations after having recently lived in a community similar to the Seasons and one with similar pond issues. A Mail Chimp notice will be going out to the membership in the next few days which defines the Scope of Work for this project, as well as the costs.

Mister Lease presented the Treasurer's Report. He pointed out that the Financial Report is final through the Second Quarter. To date, expenditures are approximately 43% of the amount budgeted, which is not bad for mid-year. Unfortunately, there will be a large, unprogrammed expense resulting from a catastrophic equipment failure within the Large Irrigation System. The Variable Frequency Drive (VFD) regulates the electric motor and it actually caught fire and had to be replaced. This was an electrical issue and not related to water quality or the pond.

Cleanup along the South Broadway entrance. Although the shrubs and other plants along the fence parallel to South Broadway are not actually part of the Seasons common area, they represent a highly-visible aspect of the entrance to the Seasons. The board opted to have the shrubs and bushes pruned and thinned out and weeds removed in order to present a cleaner and better-maintained appearance.

Tree maintenance. This project includes trees and bushes around the area at the entryway, the grove between Filings 1 and 3, and the Filing 4 and Filing 6 berms. Annual spraying for pests in these areas is an ongoing effort and has been accomplished for this year, however trimming and thinning was postponed for a later date to insure that funding was in place and sufficient to complete the job. Pruning and trimming will be completed at a later time this year or early next year.

Board Member terms/replacements for 2018. At the end of this year, it appears likely that several Directors will be leaving the board. Considering these pending departures, we must consider options for filling those vacancies. The HOA realistically has only two options – recruit new board members from within the Seasons community to fulfill all duties of the Board, or engage a management company to assist with Board functions. Retaining a management company would still require a 5-member Board, the minimum allowed under our covenants, to provide oversight. We tried the management company option last year which was largely unsuccessful, but the reality is that if we can't find board members internally within the Seasons, we must look outside at a full-service (and expensive!) management company option for additional support. A letter will be forthcoming in the next few days detailing these realities and soliciting potential interest for joining the board. A decision should be made before the next board meeting in October so that, if necessary, we can launch the recruiting/interviewing process for a management company before the end of the year.

V. Announcements.

Eyes-and-Ears update. Judy Lease announced that the program is underway. The effort to this point has focused on developing a plan/process where a homeowner can communicate with someone regarding a concern/question and find answers to their specific issues. The primary effort has focused on creating a list of volunteers (at least one per filing) to act as the point of contact for their filing. The next step will be to contact each homeowner to explain the process and to develop contact information for each filing. The goal is to complete the process by September.

Seasons garage sale. Mister Buckstein noted that the garage sale was a success and extended special thanks to Judy, as well as Mary Nelson, Joan Nesbitt and Tammy Long for their considerable work in organizing the event and advertising the dates and locations. These sorts of activities always involve more work and effort than anyone envisions and without the participation of volunteers would not be nearly as successful as this one was.

VI. Members' Comments.

Bob Whitehorne inquired about the homebuilding progress in Filing 7. Mister Buckstein noted that the first home has sold and the second is nearing completion. Richard Tope is currently out of town and has previously indicated that he intends to develop and sell the homes as they are completed rather than selling individual lots. John McCarney pointed out the cold reality around the scheduling of building contractors/sub-contractors. There is so much building activity in the valley right now that there is a real shortage of construction crews.

Mister Buckstein also noted that the home on High Tiara that has been under construction for so long is nearing completion. The Seasons covenants stipulate certain guidelines/schedules for completion of projects, however they also note that if a good-faith effort is demonstrated by the builder/homeowner, there is little recourse available to the board. He and Ken Heitt met with the builder and the owner recently and the plan is for the owner to be moving in around the end of August.

VII. Adjournment.

As there was nothing more to discuss, President Buckstein announced that the Third Quarter Board Meeting, 2018, was adjourned at 5:00 PM.

Respectfully Submitted,
Tom Mahan, Recording Secretary