

THE SEASONS AT TIARA RADO HOMEOWNERS' ASSOCIATION
Fourth Quarter Board Meeting Minutes

October 11, 2018

Redlands United Methodist Church
527 Village Way Grand Junction, CO

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

Members Present: Cheryl Alpha, Vickie Brusig, Phil Frisk, Judy Frisk, Janet Gardner, Jodie Goddard, Shanna Kokal, Tom Kokal, Linda Laycock, Judy Lease, Eileen Lepisto, Patti MacAlpine, David MacAlpine, Hallie Mahan, Heidi Schoenstein, Marlys Solberg, Perry Solberg, Del Wharton, Joe Wharton, Bob Whitehorne, Roger Williams, Charles Wolzien, Sharon Wolzien.

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 Third 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, 5-0. Also approved by the same majority were the Minutes from the September 13 Board Meeting for the Pond Dredging Project. Mister Buckstein also recommended moving Item C, Vote to award Seasons 2019 Landscape/Irrigation contract to Bookcliff Landscape and Gardens, from the Consent Agenda, to the Information Agenda, below.

IV. Information Agenda.

Treasurers Report. Mister Ron Lease, Treasurer, reported that our accountant has not quite finished the 3rd Quarter Financials but that the report should be finished next week and will be posted on the Seasons website. He added that expenditures are pretty much on track with the budget plan, such that by the end of the year we should be right on target.

Policy 3 Change.

President Buckstein reported that a change to Policy 3, Conduct of Meetings, in the Bylaws, Policies, Procedures, Rules and Regulations of the Seasons Governing Documents became necessary and was mandated when House Bill 18-1342 was signed by the Governor on 6/6/2018.

HB18-1342 added CCIOA §117(1.8), which made CCIOA §303(4)(a) applicable to all pre-CCIOA associations for budgets effective on or after July 1, 2017. The Bill also changed CCIOA §303(4)(a) to create two separate requirements: first, that a budget be presented at a meeting of the

membership (which we have always had), and two, that the budget be subject to veto by the membership. Though our Association was created in 1990, pre-CCIOA status was preserved when the declaration was amended in 2013, and therefore the Association is now subject to these requirements, both of which are detailed in Paragraph 6, Policy 3, of the Governing Documents.

Procedurally, this means that the board will adopt and approve the budget for the next year, as we have always done. A summary of the budget will then be mailed to the membership, also as before, along with ballots/proxies to allow for the opportunity, to reject, or veto, the budget. A successful veto would require a simple majority (50% plus one or more, or in other words, 73 or more homeowners). Also, a second ballot/proxy will be included in the mailing allowing for a vote for two new board members to fill the upcoming vacancies on the board. Then, during the Annual Meeting, ballots and proxies will be collected and counted, allowing the membership the opportunity to express their wishes concerning the budget and also new board members.

All of the foregoing is detailed in Covenants and Bylaws on the Seasons website at seasonshoa.com.

Pond Dredging Update.

The board is in the process of finalizing a contract with Hi River Construction for this project which will necessitate a Special Assessment from the membership for around \$208 per household.

On or about October 15, Redlands Water will shut down the irrigation canal and on or about October 23, Bookcliff Gardens will winterize the system and pump the pond down between two and three feet to near the top of the intake.

Then, shortly after the beginning of the new year, Hi River Construction will come in and further drain/dredge the pond to within a few inches of the liner and then spread a layer of a bentonite compound over the liner and compact it in place. Finally, after clearing out the debris from around the pond, a border of rocks and cobbles will be placed around the edge of the water.

Around the first of December, our contract with Bookcliff Gardens expires and, based on their expertise and knowledge of our system, the board has decided to direct source a renewal of their contract for another two years so they will be onboard for this entire project and beyond. Also, they will grandfather their pricing for the Seasons so costs will remain the same.

Board Member Terms and Candidates. We have two board members, Tom Mahan and Dave Boote, whose terms are expiring in December. Three individuals have expressed interest in joining the board, and they are David MacAlpine, Rick Nelson, and Bruce Noble. Elections for the board will be held during the Annual Meeting. Bios for each will be forthcoming in the near future.

V. Announcements.

Year-End Membership Meeting Reminder. Everyone is reminded about the Annual Meeting for all homeowners, scheduled for December 6, 2018, at 7:00 PM at the Redlands Methodist Church. The proposed budget for the next year and elections for new board members are primary agenda items for the meeting along with any topics or issues that members would like to discuss.

VI. Members' Comments.

Seasons Christmas Party. Shanna Kokal announced that tickets for the Seasons Christmas Party are now available for sale for \$45.00 each. The party is scheduled for December 12 at Two Rivers Winery, with cocktails at 6:00 PM and dinner at 7:00. Cowboy and the Rose are catering the dinner and Huey, Dewey and Louie will provide music.

Eyes-and-Ears update. Judy Lease and Linda Laycock announced that the program is underway. The effort at this point is focused on developing a plan/process where a homeowner can communicate with someone regarding a concern/question and find answers to their specific issues. Previously, the effort has focused on creating a list of volunteers (at least one per filing) to act as the point of contact for their filing. At this point, most homeowners should have been contacted by their Eyes-and-Ears representative and introduced to the program. Most of the comments to the Eyes-and-Ears representatives have been positive, however one concern that has surfaced several times concerns several of the vacant lots in some filings that appear to be overgrown with weeds and brush. Another concern that was brought up deals with a number of trees along the streets and parking lots in the Seasons that appear to be somewhat stressed and may be dead or dying. After some discussion, President Buckstein advised that these issues should be brought to the attention of Ken Heitt, Design Review Committee, for review and recommendations.

Introductions for new members. Shanna Kokal noted that there were a number of new members present in the meeting and that introductions might be appropriate, so everyone in the room introduced themselves to the group.

Future of the Pond. Cheryl Alpha raised the issue of the large irrigation system detention pond. A lively discussion followed as to the long term viability of our current system and potential options for the future. Opinions, suggestions and predictions were varied but there seemed to be a general consensus that the issue is real and discussions need to be focused on potential options/alternatives to the current system. There seemed to be general agreement that the most logical initial step going forward in the process is to confer with our Seasons attorney for his opinion as to how best to proceed in exploring the issue.

VII. Adjournment.

As there was nothing more to discuss, President Buckstein announced that the Fourth Quarter Board Meeting, 2018, was adjourned at 5:10 PM.

Respectfully Submitted,
Tom Mahan, Recording Secretary