

**The Seasons at Tiara Rado Homeowners' Association
2019 Fourth Quarter Meeting Minutes
Redlands United Methodist Church
October 24, 2019**

A. Call to Order

The meeting was convened at approximately 5:05 pm.

B. Establish Quorum of the Board

A Board quorum was confirmed.

Board Members Present: Rick Nelson, President; David MacAlpine, Vice-President; John McCarney, Treasurer; Bruce Noble, Secretary; Bill Elliott, Director at Large.

C. Introduce Fusion Management

Tonya McFarland and Randy Stringer of Fusion Management introduced themselves to the membership in attendance. They explained that they currently manage 28 Home Owners' Associations in the Grand Valley.

Vice-President MacAlpine talked about the difficulty we experience finding Board members given the workload that accompanies serving on the Board. He thinks Fusion will ease that burden and hopefully produce more people from the Seasons willing to serve on the Board. He further explained that Fusion will not be officially hired until the membership approves the Seasons' budget at the January 8, 2020 annual meeting. There was a discussion of a 30 day termination clause and Fusion said they would add such a clause to the contract that will be presented to the Board.

Those interested in more information about Fusion can visit their website at fusionbegins.com. The plan is to eventually have the Seasons' website linked to Fusion's site.

D. Consent Agenda

a. Approve Third Quarter 2019 Board Meeting Minutes

Minutes from the July 11, 2019 meeting were unanimously approved by the Board.

b. Approve Fusion, LLC as Seasons HOA property manager for 2020.

The Board voted unanimously to hire Fusion as the Seasons' property management company. The annual cost will be \$10150. (However, the total budget for 2020 will only be going up \$4,350). We will have a 30

day cancellation clause in effect. The contract is subject to budget ratification by members at our annual meeting.

E. Information Agenda

a. Treasurer Report

Treasurer John McCarney provided the report, including the following numbers as of September 30, 2019:

The current checkbook balance is \$2,876.91.

The Operating Account balance is \$18,365.20.

The Reserve Account balance is 28,215.71.

b. Budget for 2020

Treasurer McCarney explained that there will be a net increase of \$4,350 over 2019 for an average increase per lot of \$30.21.

c. Landscaping Committee

Dan Buckstein talked about the new Landscaping Committee that includes himself, Sharon Curry-Mills, Rebecca Jessen, and Patricia Noble. Mr. Buckstein explained that they hope to develop a 5 year projection of landscaping needs in the Seasons. Their focus is on property owned by the HOA, not private property. The Committee does receive complaints about landscaping issues on private property and it was suggested that a strategy be developed about how to address those complaints.

d. Eyes and Ears Committee Summary

Judy Lease discussed the role of the Eyes and Ears Committee. She also mentioned that there's a form that new owners in the Seasons can fill out in order to be added to the membership directory.

e. Holiday Party

Sue Conway reminded everyone that the annual Christmas party will be held on December 12, 2019 at Two Rivers winery from 5:30 to 9:30 pm.

F. Announcements

a. Volunteers Needed for two open Board seats: Secretary and Director at Large.

Board President Nelson will be leaving the Board because he is moving out of the Seasons and Director at Large Elliott prefers not to remain on the Board because he is not a year-around resident of the Seasons. Bruce Noble will move from the Secretary's position to serve as President, leaving the Secretary and the Director at Large Board positions vacant. No Board member volunteers immediately expressed interest, but the word needs to be spread among potentially interested candidates.

b. 2020 Budget packet, proxies for annual meeting to be sent out December 1, 2019.

c. Annual Meeting scheduled for Wednesday, January 8, 2020 at 7 pm, pending confirmation of meeting space.

G. Member Comments

Question: Did we budget for tree removal and other landscaping needs?

Answer: Yes, although it isn't singled out by name in the budget.

Question: How will owners bring issues to the attention of Fusion?

Answer: Owners can still raise issues through the website, but Fusion and the Board will both see the issues raised. Fusion has committed to providing responses within 24 hours.

Question: Could the Board contract with one trash company rather than having 7 different trash companies come to the Seasons?

Answer: Bert Rewold will do some research into this matter and see what possibilities exist.

Question: Why do irrigation costs vary between filings?

Answer: Basically because all the filings have different water usage levels ranging from fairly intensive irrigation to none at all. To change this system, the governing documents for the Seasons would have to be changed.

H. Adjournment

The meeting adjourned at approximately 6:05 pm.

There were 37 people in attendance, including the Board members.