

**The Seasons at Tiara Rado Homeowners' Association
2019 First Quarter Meeting Minutes
Redlands United Methodist Church
January 23, 2019**

I. Call to Order

The meeting was convened at approximately 5:03 pm.

II. Establish Quorum of the Board

A Board quorum was confirmed.

Board Members Present: Dan Buckstein, President; David MacAlpine, Vice President; John McCarney, Treasurer; Bruce Noble, Secretary; Ron Lease, Director.

III. Consent Agenda

The Fourth Quarter 2018 Board Meeting Minutes were unanimously approved by the Board.

IV. Information Agenda

a. Short Term Rental

There was discussion surrounding the proposed Amendment to the Amended Declaration. The document proposes prohibiting all Short Term Rentals in the Seasons for less than 30 days in duration.

There were a number of Questions/Comments surrounding this issue, including:

Question/Comment: Would the Short Term Rental restriction also apply to "house swapping"? This topic merits further discussion and perhaps consultation with the HOA's attorney.

Question/Comment: Have there been issues thus far with Short Term Rentals in the Seasons?

Answer: No, but the Amendment to the Amended Declaration was the Board's attempt to be proactive on this topic and to prevent problems before they occur.

Question/Comment: On Bison Court, there is Vacation Rental By Owner (VRBO) property and there have been no issues with it. (Bison Court is not in the Seasons.)

Question/Comment: It is good that the Board is addressing this issue. There have been problems with a VRBO property on Monument Road.

Question/Comment: There is concern because so many residents in the Seasons leave for 3 or 4 months at a time during the year. If all those properties became Short Term Rentals while the owners were away, that could be a problem for the community.

Question/Comment: Perhaps the Board should consider not allowing Short Term Rentals for a period longer than 30 days. Some Home Owners' Associations do not allow rentals at all.

All 5 Board Members voted in favor of having the proposed Amendment to the Amended Declaration considered and voted on at a future Membership Meeting. The date of the Meeting will be announced in the near future.

b. Treasurer's 2018 Reconciled Expenditure Report

i. Annual Assessment Mailing

The Seasons HOA spent only 91% of what was budgeted for 2018. The Board is proud of that accomplishment.

The Annual Assessment Mailing will occur soon and payments will be due March 1, 2019.

c. Special Assessment Report

The Special Assessment payment is due February 1, 2019. Thus far, 67% of the property owners have paid. If you haven't paid, please do so.

Question/Comment: A High Tiara resident commented that they were required to pay for things that don't benefit them. The resident asked if it would be possible for them to separate from the HOA.

Answer: Board members explained that the Special Assessment involved "common area" within the Seasons. Property owners in the Seasons all have a responsibility for maintenance of the common area. As for separating from the HOA, the homeowner was advised to secure an attorney and see if it was possible to disengage from the HOA. That is not a preferred strategy, but it is the homeowners' right to pursue this course of action.

d. Board Officers and Duties 2019

Dan Buckstein and Ron Lease will be stepping down from their Board positions on or before March 31, 2019. They will still make themselves available to assist the remaining Board members. There is a need for additional Board members and those who may be interested in serving on the Board are encouraged to make their interest known.

e. Pond Dredging Update

A contractor has been secured and the dredging is scheduled to take place the last week of February.

V. Announcements

a. Holiday Lights Acknowledgements

David and Diane Siemsen took the lead on this effort. A hearty round of applause was given to the Siemens and all those who assisted them.

VI. Member Comments

It was announced that a Design Review Committee meeting will be held on February 12th at 5:30 pm at the Redlands United Methodist Church to discuss the design plans for a new home. Ken Heitt will lead the meeting.

Question/Comment: There was a comment emphasizing the need to shovel sidewalks in the winter. The City requires it. The problem of sidewalks not being shoveled primarily exists adjacent to properties that haven't been built on.

Question/Comment: It was mentioned that serving on the Board may seem like a thankless task, but the commenter wanted to state how much she appreciates the work that the Board members do.

VII. Adjournment

The meeting adjourned at 5:53 pm. There were a total of 24 people in attendance.