

**The Seasons at High Tiara Homeowners' Association
Second Quarterly Meeting 2022
April 14, 2022 via Zoom @5 PM**

- A. Call to Order by President Bruce Noble
- B. Quorum of Board Members - All Present
- C. Consent Agenda
 - 1. Adoption of Anti-Harassment addition to By-laws (opening summary)
 - 2. Adoption of Landscaping Donation Policy – Policy 11
 - 3. Adoption of Policy 8: Reserve Fund Investment & Transfers into the Fund
 - 4. Adoption of Revisions to Design Rules and Regulation – Filing 7 Fence Plan

*Motion to approve made by Jim Lauer, Seconded by David MacAlpine
Vote by Board - All vote yes.*

The full text of all approved bylaw, policy and rules changes are included at the end of the meeting minutes.

- D. Information Agenda
 - 1. President's Report – Bruce Noble
 - a. Ditch road gate discussion – No issues therefore Board will work with Patti Chamberlain on an Agreement for placing a gate on Season's property.
 - 2. Anti-harassment measures – For most members this addition to our By-Laws will not apply. Unfortunately, there are a few that this measure is intended to stop their harassing behaviors.

What is harassment?

Yelling at neighbors and contractors working in others homes, repetitive e-mails, texts, or phone calls to the Board, Design Review Committee, or neighbors, and sharing falsehoods. This harassment also causes a “chilling” effect for recruiting people to serve on the Board.

The first step in addressing this behavior is having anti-harassment language in our Covenants.

- 3. Policy 8 - In our First Quarterly Meeting of the Board in 2022 the Board voted on transferring money from our bank account to reserves funds for future needs. A question was asked if this transfer was appropriate. Yes, the Board can either refund money to Members or transfer into reserve funds as a credit on future assessment needs. Bruce Noble quoted from the CCIOA Statute that authorizes the transfers. Treasurer, Jim Lauer, also spoke with our CPA firm whom also advised the Board transfer the funds.

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4. Eyes & Ears (Welcome) Committee - Thanks to Judy Lease for her years of service in managing this important function. Judy is stepping down and new residents, Gay and Don Fry are taking over. Thanks to Judy, and Welcome Gay & Don.
5. Sharon Currie-Mills will be the Board Member for the next few months serving on the DRC. Thanks to Linda Spinner for her term on the DRC.

E. Vice President's Report – David MacAlpine

David gave a brief summary of the Covenant Change project. He did put the Member Comments currently on our website on the screen so all could follow along. This review was not intended for comments from members, but to share the information. David remarked about the good information that was provided and many of the suggestions were excellent. The Board will be working on final verbiage for member comments. We are also trying to clean up our mailing lists and updating our website.

A member asked about the timeline for voting on the covenant changes and we hope to do so in 30 to 45 days.

- F. Treasurer's Report- Jim Lauer - Only one late payment to date. Financials posted on the web site. No questions were asked.

G. Landscape Report – Linda Spinner

Update on Irrigation:

A week's delay in irrigation turn-on in The Seasons is due to later delivery of water in the canals by Redlands Water & Power. This delay is caused by storm patterns affecting debris blown into canal as well as water levels in the Gunnison. RWP is looking at having the water in the canal on Monday, the 18th April. Normally we give the canals several days to flow to get rid of debris, then let the pond sit another few days to let silt settle, usually starting the system up a week after the canals start receiving water. With a higher level of water in the pond than anticipated, we won't have to fill the pond quite as much, so may be able to shorten the time frame. The goal will be to provide irrigation water without damaging our pumps and VFD; startup is a dangerous time as debris and mud can cause damage to pumps and other equipment. We will keep you informed. Filing 1, 3, 7 and High Tiara's irrigation will be started as soon as there is water in the canal and Bookcliff can complete it, as there is not a pond involved.

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Update on Future Pond Dredging:

Linda Spinner met with Paul Horbitz from HiRiver Construction a few weeks ago. He was expecting to be able to see the berm that was constructed at the bottom of the pond but the water level is still fairly high. Viewing the area around the berm would allow him to determine when we might need to do a small dredge to remove silt. However, with the high level of water, he was unable to determine that. The pond is holding water very nicely, not leaking; likely due to the bentonite layer that was installed. A future dredge in the next couple years will be very contained in comparison to the one that was done in 2019 after over 20 years of accumulation. Since we can't view now, we are looking at possibly draining the pond late next spring, which is the only other way to determine the amount of silt. Any dredging would be done from the western end of the pond and would be minimal disruption. Estimated cost is \$3,000 to \$5,000. He was very happy to see the low juniper and pampas removed; the goal is to keep messy foliage around the pond to a minimum.

Paul estimates we should target the end of the 2023 season for cleaning but it could be a year later. Once we have a good idea of how much silt is there, we can set a schedule, for example, every 5 years. This will be a part of our Capital Reserve projects.

Winter Projects Completed:

Pond Berms: Among the winter projects completed was the removal of the low juniper on the east and west banks of the pond. These were filled with weeds and pampas grasses; no amount of spraying could kill everything. Once the juniper was removed, new professional weed barrier was laid, and rock placed on top. This should give us another 20 years of weed barrier. There will be a few shrubs installed on the north bank and the southwest bank. Paul from Hi River also suggested that we remove the cattails.

Cleaning of vaults: The water holding pits for Filing 1 and 7, as well as the canal intake pump, were all cleaned out early this spring to help minimize the amount of mud that flows into the system. The vault at the pump shed will be cleaned when dredging takes place.

Entrances: Both So Broadway and High Tiara Entrances have new professional weed barrier and decorative rock. The South side of the South Broadway entrance has a new drip system which replaces the old sprinkler which was difficult to target plants.

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Update on Pump Shed:

The small shed is built and the pump is moved out of the vault. A short test was conducted and it worked, but a complete test cannot be done until the system is pressurized once the pond is filled.

Upcoming Projects:

The HOA fence going up Seasons Drive received some damage during one of the windstorms in the winter. Some immediate repair work was performed, but we have identified 22 slats and 12 horizontal slats that need painting and replacing; total cost will be \$900. Work should start soon. Budget will cover this. We are looking at a plan for the HOA fence behind the homes along So Broadway but we want to meet with the homeowners first before going forward to discuss future fencing needs for the Capital Reserve Fund. There was about \$5,000 in repairs made there last year. We have bids for replacing entirely or for repairing on a yearly basis as sections need repair.

Upcoming Landscaping projects include 6 new shrubs and a tree on Berm 4. We still have garden tour funds to cover some of the landscape projects I've mentioned—for instance, the entrances were covered primarily by garden tour funds.

And another project is "caulking" of the so-called boat ramp in Filing 6. It is approaching 20 years now and no maintenance has been done. A crack in one section also needs repair.

Landscaping Request for Proposal:

We are going to ask for RFP's from four companies: Bookcliff, WD Yards, Peaceful Valley and Thompson's Landscaping. As we begin this procedure, we are also discussing maintenance issues such as weeding with Bookcliff Gardens and how weeds can be better controlled. We are setting up a program this year so that a detail crew follows the spray crew by about a week and manually weeds, leaving fewer gaps of time in the service schedule when weeding is done. The contract only calls for a certain number of "touch points". We do want remind everyone that Bookcliff is only contracted to remove weeds in common area planter beds; all other planter beds are responsibility of homeowners. We will also be talking with homeowners on Berm 4 to get input on how we could improve the contract to better meet their needs with a common area in their back yards and turf control. Those homeowners will be hearing from us.

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H. Landscape Committee – Sharon Currie-Mills

Please read the new Landscape Donation Policy. We have had several homeowners request plantings on HOA property and this new policy addresses this.

We also have a volunteer clean up day for the area in front of the fence on So.

Broadway entry – Sat., April 23rd at 9:30 AM.

Please bring rakes, weeders, loppers. Bookcliff will pick up debris for composting.

Cheryl Alpha wanted to request painting of guard rail at entry to High Tiara Ct.

Linda Spinner will review plat plans to determine who owns area. Sharon advised that Bookcliff has been asked to weed by guard rail, but believes this is a county easement.

Cheryl advised that homeowners on High Tiara felt their assessment dues should be used for keeping area cleaned up. Linda and Sharon will get back to her.

I. DRC Report – Susan Fay

March had 12 requests for maintenance and changes from homeowners. Please remember that yard art over 4 feet in the front yard or side yards if viewed from street or walkways must be approved. Also, wind spinners are considered yard art.

Two builders on Snow Mesa Court are submitting new building requests.

J. Announcements - None

K. Member Comments – Hugh Wise lodged a complaint about a neighbor's barking dog (Bruce – so noted) and someone asked if the Social Directory was updated. We have to check with Welcome Committee and advise.

Motion to adjourn made by Sharon Currie-Mills and seconded by Bruce Noble.

Meeting adjourned at 6:30 PM

Minutes respectfully submitted by Sharon Currie-Mills

Full Text of Approved Changes to Bylaws, Policies and Rules; adopted April 14, 2022.

1. Anti-Harassment addition to By-laws

The Seasons of Tiara Rado Homeowners' Association

Addition to By-Laws

Article 3. Members

(Add the following language as paragraph 2).

Members/Residents of the Seasons at Tiara Rado shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors. Violations may result in fines and/or other actions that the Board deems necessary to protect the members.

Article 4. Meetings of Members

(Add opening paragraph)

Meeting attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and fined/sanctioned.

Adopted on _____

Secretary _____

2. Landscaping Donation Policy – Policy 11

Landscaping Guidelines – Acceptance of Donations for Enhancing HOA Property

Background:

The Seasons at Tiara Rado home development is aging and some of the HOA tracts of land have mature landscaping that is overgrown and may contain dying trees and plants that have been removed. Over the next few years, our HOA Landscape vendor and Landscape Committee will work to improve all areas. However, we recognize that some of you have offered to provide plants or money to upgrade our plants sooner rather than later. Homeowners living adjacent to HOA maintained areas have requested permission to plant on HOA property to maintain privacy or enhance the aesthetics of the areas next to their homes. This has not been allowed in the past.

While HOA Property belongs to all homeowners, keeping the beauty of these areas is vital to all.

The Board of Directors has decided to create a policy to address these concerns:

Establish two Landscape Funds to allow donated dollars to be used to enhance the overall HOA Landscape.

I I. A General Landscape Fund - Dollars designated to this fund will be used at the discretion of the Landscape Committee to improve any HOA property. (Similar to the fundraising dollars contributed by our Garden Tour event in 2021).

II II. A Directed Landscape Fund – Dollars donated by a homeowner request to plant in an area that could remedy a hardship or enhance the landscape and must be approved by the Landscape Committee.

a) Directed funds donated for a specific request will need to cover the cost of the plant(s) and professional planting by our HOA Landscape Vendor. (1 year warranty is usual from our current vendor). However, the HOA will not guarantee survival of plants or replacements long term).

b) Water must already be available to the new plantings. No homeowner water hook ups are allowed. The HOA Contractor will be responsible for irrigation maintenance on all HOA tracts but will not guarantee replacement if plants do not thrive and/or need to be removed.

c) All requests must be submitted in writing and be authorized by the Landscape Committee, and the Board of Directors. The Landscape Committee must approve the plant(s) and only native, water-wise, non-invasive species will be considered. (We have provided a recommended plant listing via a link on our website).

Adopted on _____
Secretary _____

3. Policy 8: Reserve Fund Investment & Transfers into the Fund

Policy 8

The Seasons at Tiara Rado Homeowners' Association

RESERVE FUND INVESTMENT AND TRANSFERS INTO THE FUND

Policy : The Association will maintain and invest in Reserve Fund to be used to pay for infrastructure improvements; the maintenance, repair, replacement and/or improvement of the Common Areas; as well as any other purpose the Board has determined to be in the best interests of the Association.

Procedure :

1. **INVESTMENTS**: Reserve funds are to be invested in an interest money market account bearing checking or savings account or a money market account only, with provision for adequate cash reserves, if necessary. The Board shall make investment decisions in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and in a manner the Board reasonably believes to be in the best interests of the Association.
2. **TRANSFERS**: The Board will determine annually what amount of Income from Annual Dues will be transferred from Operating Funds into the Reserve account with the total to be determined by anticipated projects to be funded in the same year, or projects to be anticipated in the future by Reserve Studies (see Policy 9).
3. **ADDITIONAL FUNDS**: As may be determined by an Independent Accountant's Compilation Report for the just concluded Fiscal Year, when there is an Excess of Revenues Over Expenses the Board may transfer such funds from the Operating Account to the Reserve Funds as soon as such funds are identified by the CPA's Report.
4. **EMERGENCY FUNDS**: In the event that an emergency or an otherwise unanticipated major expense is presented to the Board, with consultation of the HOA's current CPA firm, the Board may draw a reasonable portion of the HOA's Members' Equity to transfer into the Reserve Funds to meet such an expense not otherwise designated by current Reserve Funds.

Adopted on _____
Secretary _____

4. Revisions to Design Rules and Regulation – Filing 7 Fence Plan

FILING 7 WALLS & FENCES

Front-facing main entrance walls shall be no higher than four feet and shall be stucco in a color that is compatible with the Building. Other walls facing Seasons Drive shall be no higher than five feet and shall also be stucco in a color that is compatible with the Building. These front-facing walls and walls facing Seasons Drive shall not encroach on any easement or setback. All other walls/fences shall follow Section 2.15 of the Amended Covenants of CCRs and Easements and be in a color that is compatible with the Building. No wall shall be closer than 10 feet from the canal. Walls and fences need DRC approval and a City Fence Permit.

Adopted on _____

Secretary _____