

The Season's @ Tiara Rado Homeowners' Association
2021 Fourth Quarter Meeting – October 21, 2021
5 PM Redlands United Methodist Church

A. Call to Order - Bruce Noble, Board President

B. Establish a Quorum of the Board - All Board Members present

C. Consent Agenda – Two issues were presented by the Board and read by Bruce Noble directly from the website -

- a. Adding a late charge to second payment of dues if late (not to exceed 21%/annum)
- b. Clarification of Design Rules & Regulations regarding the definition and approval by the DRC of Yard Art, exceeding 4 feet.

Motion to approve both additions made by David MacAlpine, Seconded by Jim Lauer -- Board voted unanimous Yes on both additions.

D. Information Agenda

a. President's Report – Bruce Noble

1. Dogs – Please keep your dogs on leash when in the neighborhood. We have had several complaints about a threatening, loose dog - Animal Control has been contacted.

Ditch Road Update – The Board has contacted our legal counsel to determine legitimacy of “no trespassing” signs on the Ditch Road from So Broadway entry to the BLM entry. Our contention is the HOA owns a portion of the road and we are trying to have a meeting with the non-Season homeowners & Redlands Water to work out a solution. In the past few weeks we did advise Season's Homeowners to enter the BLM gate via the concrete path off Whitetail Lane and only turn right toward the Monument, as we have had special permission to do this for the past 18 years. We will provide updates. There is a ditch road letter on the Redlands Water website advising all activity on these roads is not allowed.

2. Fusion Management will be resigning from the HOA Management business at the end of the year. They have decided to focus on their Real Estate business. We are currently interviewing for a new Management entity.
3. We are looking for new Board Members - Please let us know if you are interested.

b. Vice President's Report – David MacAlpine

David reported on the Covenant Committee's progress on changing some of our CC& R's that have been identified as problematic by the Committee. The next step is to provide all Members with the 14 items that have been identified and ask for feedback. We will then have legal review for language and once finalized, require a 2/3rd's member vote to change.

c. Treasurer's Report – Jim Lauer

Working hard on finalizing the 2022 Budget and Property Assessments. Jim also mentioned the accounting error of last year when \$7,900 was credited incorrectly. However, we have realized substantial savings in several areas this year -- will be noted in upcoming budget package.

d. Landscape Report – Linda Spinner

- Irrigation season is over!!!! This was a difficult hot and dry season. We had to shut down irrigation 8 days to install a new Variable Frequency Device by pump area and then lost 2 more days due to mud in the pipes. Bookcliff Gardens spent countless hours changing filters and emitters due to mud and algae.
- Berm 4 was refreshed with weed removal, new rock and plants. Trees sprayed & trimmed

- And new area South of pond was rediscovered and refreshed. All entrances were replanted and new rock and weed barrier will be installed in November.
- Fall clean up will continue over the next few weeks.

e. Landscape Committee Update – Sharon Currie-Mills

A big thank you to Committee members who hand watered new plants when system was down and for replanting and babying new plantings everywhere! Kudos particularly to Linda Spinner, Joan Bevington, and Fran Phillips. Watch for new rock and weed barrier at all entries.

E. Announcements – Bruce Noble

- a. Replaced 5 fence panels and repainted on So Bdwy.
- b. Christmas Party is Cancelled – not enough participants to pay for venue, etc.
However, about 35 people wanted a party so if anyone wants to organize a smaller event please advise a Board Member.
- c. Lot on 2062 Snow Mesa Lane is for sale. (Lot with design rejection in past)

F. Member Comments: A big Thank You to the Board for all the work!

Jim Lauer made a motion to adjourn, Sharon Currie seconded. 6 PM

