

**The Seasons at Tiara Rado Homeowner's Association
2021 Annual Meeting conducted via Zoom Call
December 2, 2021**

I. Call to Order: President Bruce Noble

Instructions on how to use Zoom (mute/unmute)

Call is being videotaped

Thanks for attending

- a. Confirmation of Quorum (20% or 29 Members present or by proxy)
Confirmation by Atty. Andrew Teske – statement to follow. Quorum achieved with 38 proxies and 35 people in attendance via Zoom.

II. Approval of 2020 Annual Meeting Minutes voted by Members

Motion to approve minutes Eileen Lepisto/Seconded by Cathy Zippert

All in favor Yes, No opposition

Minutes of 2020 Approved

III. Consent Agenda – President Bruce Noble

- a. Add a Board Member to the DRC via an addition to our Bylaws –
Board is not ready to vote on this.
- b. Selection of new property management firm. Existing management company, Fusion Management is leaving the business. Our search selected Lighthouse Management. Board voted to approve. Motion to approve made by David MacAlpine, Seconded by Jim Lauer.

Request for Comment from Members?

Dana Hlvac asked if Lighthouse had received licensing before the requirements expired in 2019. Alicia Criswell, Owner of Lighthouse responded she had been studying for last test prior to regulation expiring.

IV. Report of Officers

a. President Bruce Noble

Thanks to the Board Members!

Board Accomplishments include selection of new accounting firm, Published clarifications related to Seasons Design Rules & Regulations and Landscaping Rules & Regulations, replaced, and painted 5 sections of fencing on So. Broadway, cleaned up and repainted entry signs on So Broadway and High Tiara. Replaced VFD, (Variable Frequency Device) critical to the irrigation system in the height of the irrigation season.

Changes coming to the DRC that Ken Heitt will discuss later.

b. Treasurer's Report – Jim Lauer

We have three Alpine Accts:

Checking: \$ 6,709.

Operating 14,675.

Reserves 31,222.

Total Assets: \$52,606.

We will post accounts monthly as we have been and our budget projections Are based on actual thru October 15, 2021

Utilizing the accounting for all Budget items through October 15, and then projecting likely final expenses to the end of 2021, the following comments relate to "How did we do?"

1. Income was within 99.73% of the 2021 Budget
2. The 2022 Income is expected to be similar to the 2021 Budget.
3. Administrative Expenses were about 25% under the 2021 Budget

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The Seasons HOA

4. Operational Expenses were about 10% below the 2021 Budget
5. Overall Expenses were about 15% below the 2021 Budget
6. These Expense savings made it possible to “erase” the projected “shortfall” of \$7,910 caused by the mistake of having subtracted that amount twice in the preparation of the 2021 Dues Assessments.
7. Under Administrative Expenses, considerable savings were possible because of a drop in Fusion charges due to their not providing accounting services as the new Board Treasurer assumed those tasks pro bono.
8. Related to the Treasurer’s taking over bookkeeping duties, \$3,500 had been budgeted for 2021 Accounting since in 2020 those services were provided by Grisier, Bussey and Kaper CPAs, LLC, and CJ Nelson. While there remained \$569.50 to be paid to that firm for end of 2020 work by CJ Nelson and \$225 for preparing the HOA 2020 federal taxes, the Board decided to use the rest of those budgeted funds to hire a new CPA to review the HOA’s finances through the end of 2020. This was not a full audit (which can cost 10’s of \$1,000s), but a “Review of Financial Statements” which was undertaken by Soronen, Donley, Patterson CPAs for \$3,500. The “overage” of \$794.50 was paid from some of the Management savings. A copy of their report is available upon a homeowner’s request to the Board. (We anticipate using this CPA firm to file our HOA 2021 federal taxes and have allocated that in the 2022 Budget.)
9. Another Expense paid from those savings was \$162.67 for another year of Zoom thru through 7/8/22.
- 10.**Our 2021 Legal Budget of \$2,500 proved insufficient as we encountered unexpected property issues, and the Board elected to move the \$1,000
- 11.**Reserves Legal Fund into our Operating account to partially off-set these additional legal expenses. Even then, an additional \$181.74 for the legal fees were drawn from some of the Management savings.
12. Another draw from our Reserves from the Infrastructure line was \$3,730.08 for the Large Irrigation System VFD, which is referred to elsewhere in the Irrigation issues of these reports. Other budget items that are anticipated to be underspent with savings include:

Meeting Expenses (\$200), Postage & Copying (\$200), Supplies (\$300), Total Common Landscape Maintenance (\$1,000, partly also due to Garden Tour & Party income), Fence Repair & Painting (\$1,000), Pond Maintenance (\$600), Redlands Water Shares (\$200), and about \$1,250 for Xcel Charges.

The 2022 Budget will reflect many of these savings with lower expense lines.

Assessments for members were in line with 2021 Budget

(All budget reports included in Annual Budget Package mailed Nov 1, 2021)

c. Bruce Noble President - Looking Ahead:

- We have hired a new management firm.
- We are initiating a Reserve Study for our aging infrastructure.
- Legal review of new/changing CC&R's.
- Selecting a new Landscape Contract,
- Raising our pump from below ground.
- Pursuing our access to BLM land.

Questions from Members?

John McCarney asked about the cost of the new Management Co, and Jim advised the same as last year, no change.

IV. Budget Ratification – 2022 Budget Explanation of voting

- a. This year voting is a little different – We will vote Yes for the budget and No if against. Unless the budget adopted by the Board is rejected by a vote of a majority of the total voting power of the Association, all Owners, in person or by proxy, the budget is ratified. For the budget NOT to pass we need 73 votes against the budget.

(Last year a Yes vote meant you were against the budget, so we wanted to simplify language on ballot forms)

- b. Voting poll open for 1.45 minutes then Bruce Noble and Tonya McFarland will mute themselves and record votes.

d. Officer's Report – David MacAlpine, Vice President

David will update on the Covenant Committee, but first asked if anyone remembered the Community Survey on Landscaping needs from last year? And did anyone notice improvements? Lanny McCormick said he didn't Notice in Filing 1, but Susan Fay said Berm 6 had a lot of attention and she said thank you. Sharon Currie-Mills reminded everyone of the new plantings on many of the HOA property and more to come.

David then gave an update of the Covenant Change Committee's Goals:

We are reviewing the covenants in a limited scope in 2022 because our covenants call for a review and/or revisions every 10 years and 2022 is the year.

CC&R COMMITTEE REVIEW – 12-2-21

- Committee formed in June: 5 members representing 4 filings
- Mission:
 - Suggest changes to CC&Rs, bylaws, policies, and rules.
 - Solicit feedback to suggested changes from members: mail and online.
 - Present feedback to members: live meeting and online.
 - Incorporate feedback into draft for legal review.
 - Present final draft of proposed revisions of CC&Rs to members for a vote.
 - Strive for transparency and inclusion throughout the entire process.
- PROCESS
 - The committee's scope limited to governing documents published on our website.
 - Andrew Teske to identify original filing documents that may need revision to align with proposed revisions.
 - Governing documents items limited to those with a history of recurring concerns or raised by at least two members.

- Revisions to 13 CC&Rs and 11 policies and rules are proposed; more are expected to surface during feedback phase.
- CC&R COMMITTEE: NEXT STEPS
 1. Summary of proposed changes to be mailed to members and posted online for review and comment.
 2. Member feedback to be reviewed and incorporated into next draft of proposed changes.
 3. A live meeting will be hosted to share all member feedback; feedback to be posted online after meeting.
 4. Draft of proposed changes to be reviewed by Andrew Teske.
 5. Final draft of revised CC&Rs to be presented at future board meeting for a member vote.
 6. Proposed changes to any bylaws, policies, or rules to be shared with members prior to a board vote at a future board meeting. *

*We are open to suggestions for improving this process.

Covenants Changes open to members questions.

Question from Hugh Wise –He has proposed a couple of changes and wonders if they will be on the list. David said at least two members must propose changes and David’s advice was to lobby others for his proposed changes.

e. Report from Director Linda Spinner:

1. Landscaping – due to very dry conditions, did some planting, but more to do in the Fall/Spring.
2. Pond area -Taking out junipers and pampas grass, adding new weed barrier and new rock on East side of pond.
3. Berm 4 - Lots of work with removing weeds, volunteer plants, added new industrial strength weed barrier and new rock

4. Pump house project - This has been a long-term project thru several Season's Boards. There were two DRC requests. Need to raise pump out of the current pit below ground as it has flooded twice, and landscapers need easier access for maintenance. We now have Reserve dollars to fix. Original plans called for a stucco structure at \$18,000 to \$20,000.

The city would not grant a building permit to build a "vertical structure on private open space". However, the city did issue a permit for a "doghouse shed" behind the existing fence. This new shed will cost about \$5,000 which is a considerable cost savings. Linda talked with neighbors about noise issues and is happy to share the plans with anyone who would like to see. DRC approved new plans. We are hoping the savings will allow us to purchase a state-of-the-art filtration system. New shed will be built in late February.

Members Hugh and Mary Wise asked us to address noise issues as the current configuration has affected "their quality of life". Peggy Vaughn and Cathy Zippert also voiced noise concerns. Linda and Bruce said we will look at noise concerns.

f. Budget voting results - Bruce Noble, President

Budget Passed with:	Proxies	43 Yes 3 No
	<u>Attendees</u>	<u>31 Yes 1 No</u>
	Totals:	74 Yes 4 No

g. Elections & Voting for Directors

Bruce Noble and David MacAlpine have terms expiring 12/31/21. Both are willing to continue as Board Members but ask if there are any nominations from the floor. There were no nominations from the floor. Bruce and David will continue, but we are always seeking new members.

h. Announcements – Bruce Noble, President

No large Holiday Party this year, but a small dinner buffet on 12/08 at Fisher’s Market “Venue” – still accepting guests, so let Bruce know if you are interested.

CPA firm for outside review of finances had not been considered due to Treasurer’s expertise however, we are meeting with our new CPA firm on December 16 to discuss options and costs.

Bruce then wanted to add into the record the quorum question of 20% vs 30% of members for a quorum. Atty Teske advised that the 20% figure is in our By-laws published on our website as “Amended and Restated” and meets the “minimum statutory requirements”.

i. Committee Reports

1. Ken Heitt – Chair of Design Review Committee

Resigning 12/31/21 after 10 years on DRC - Ken thinks The Seasons is one of the most desirable sub-divisions in GJ. The DRC handles about 35 requests/year and thought we would have had two to three new builds this year, but construction costs were so high we didn’t have new homes started. Please apply for Committee.

David MacAlpine asked Ken if there were future DRC concerns about emerging opinions of more libertarian views, i.e., “let people do their own thing” versus a community that wants total Southwestern design to keep the neighborhood “harmonious”. Ken advised the DRC has high impact on this community and is an important committee.

David thanked Ken for 10 years of service.

2. Board then voted unanimously to appoint Susan Fay as new DRC Chair.

3. Tonya McFarland is leaving at the end of this year to refocus on her residential management business and introduced Alicia Criswell of Lighthouse Management as our new property management firm. Alicia has 10 years in HOA Management experience and 1.5 years in her own business. She currently manages 15 HOA's now. Alicia also has Quick Books experience coupled with computer and internet skills.
Welcome Alicia!

j. **Comments and Questions from Members**

Great meeting participation on Zoom - Sharon & Bruce

Thanks to this Board - Cheryl Alpha

Thanks to Linda Spinner for all her extra work – Lanny McCormick

Adjourned at 6:40 PM

Minutes respectfully submitted by Sharon Currie-Mills, Board Secretary