

THE SEASONS AT TIARA RADO HOMEOWNERS' ASSOCIATION

MINUTES OF THE ANNUAL HOMEOWNERS' MEETING

October 13th, 2016

Redlands United Methodist Church
527 Village Way, Grand Junction, CO

Board Members Present. Mary Linda Jost, President
Dan Buckstein, Vice-president
Tom Mahan, Recording secretary
Jim Anker, Director-at-large

Association Members Present.

Melissa Allen, Carolyn Brown, Donna Mae Donahue, Charles Fuller, Julia Fuller, Bernadette Grisso, Dennis Grisso, Ken Heitt, Dee Humfeld, George Humfeld, Carolyn Jayne, Merritt Kinsey, Lois Kinsey, Shanna Kokal, Tom Kokal, Jim Lauer, Alice Lauritzen, Ruth Leer, Pam Lochrie, Hallie Mahan, Janice Markrud, Bette Martin, Brian Olsen, Andrea Podgorny, Shirley Quinn, Patti Roberts, David Siemsen, Diane Siemsen, Perry Solberg, David Stapleton, Sigrid Stapleton, Sue Sullivan, Del Wharton, Bob Whitehorne, Carolyn Whitehorne, Cathy Zippert, Don Zippert.

I. Quorum.

Dan Buckstein, Vice-president, reported that a quorum of the membership was not present and President Mary Linda Jost announced that since a quorum could not be established any new motions made by the membership would be recorded, but that consideration of such motions would be deferred until such quorum could be established at a subsequent homeowner meeting.

II. Call to Order.

The meeting was called to order at 7:10 PM by President Jost.

III. Election of HOA Director.

Election of one Director position was announced to fill the pending vacancy resulting from the expiration of President Jost's term. Alice Lauritzen and Shanna Kokal were appointed as election judges. President Jost reviewed the election procedures and announced that she would like to stand for another term with the Board. She asked for additional nominations from the floor and there were none. All ballots and proxies were collected and turned over to the election judges.

IV. Approval of 2015 Annual meeting minutes.

With a motion by Bette Martin seconded by Jim Anker, the 2015 Annual Meeting Minutes were unanimously approved.

V. Year in Review.

President Jost presented a review of some of the Board's efforts over the past year, with the following specific items:

A. Perhaps the most noteworthy event that occurred this year involves the inclusion of the Tope property into the Seasons. These six new homes, approved last year, will become Filing 7.

B. Also there were a number of landscape improvements undertaken this year in Filing 4, Filing 6 and High Tiara. President Jost encouraged everyone to walk through these neighborhoods and enjoy the results.

C. Another item to which the board dedicated itself this year was a commitment to carefully review the association budget, especially with regard to operating and reserve expenses, and to fully define and distinguish the differences between the two. This effort is also mandated under CCIOA as member education for communities like the Seasons.

D. Looking ahead, the Seasons will have a show-home in the upcoming Parade of Homes. The new home, owned by the Nobles and located at 467 Snow Mesa Court, will provide an excellent opportunity to showcase the Seasons neighborhood for the community.

E. Redlands Water and Power will close the irrigation canal on 24 October and Jon Gartz, the Sprinkler Man, will shut-down the Seasons pumps on the 26th.

F. Consideration for hiring a property management company for the Seasons

has been an ongoing study and will be further discussed and evaluated during the coming year leading up to a sound decision as to its viability.

G. Plans are underway to form a Social Committee of volunteers from within the Seasons. This committee will plan and organize activities and events for our community and implement them with the funds that were collected during the last year. These funds were voluntary contributions made by our homeowners and are not part of the association's funds or accounts. Along that same line, the Seasons Christmas party is scheduled for 15 December and our Art for all Seasons show is coming up this spring. For those planning to attend the Christmas party, now is the time to make reservations with Sue Sullivan or President Jost to reserve tickets. For the art show, additional information will be forthcoming later.

H. With the resignation of our webmaster for the Seasons our website is now essentially an archival repository for such documents as the covenants, meeting minutes, financials, etc. We are in the process of figuring out what the website should look like and our next steps to accomplish that goal. The website serves as a key introduction to the Seasons for realtors and people interested in moving to the area and establishes a lasting first impression so we don't want to minimize its importance.

I. President Jost expressed the association's appreciation for the efforts of several committees over the past year, including the Design Review Committee, the Social Committee, Art For All Seasons, and the Covenant Compliance Committee.

VI. Information Agenda.

Proposed Budget 2017.

With the absence of Ron Lease, Treasurer, Vice-president Buckstein presented a draft of the proposed 2017 budget to the membership. Mr. Buckstein underscored the large contribution that Mr. Lease brings to the association with his background and experience. He continued with the highlights of the next year's draft budget, which is organized into four categories: Administration; Operations; Large Irrigation System; and Small Irrigation System.

A. Administration. Expenses under this category were under budget by over \$4,500 because we over-estimated potential legal costs, which came in well below anticipated. Also, for next year, we have a line item for Fiscal Year Change to account for the additional two months as we change Fiscal Years from 31 October to 1 January. This change has been presented and was approved last year

in an effort to better align expenses with the current year and eliminate the need to maintain rollover funds from one year to the next.

B. Operations. Expenses in this category were almost \$4,000 over budget, primarily to cover the landscape improvements in High Tiara, as well as Filing 4 berm and Filing 6. These funds initially came out of the Landscape Improvement reserve accounts. Another expense resulted from the break in the irrigation system at Whitetail and Seasons Drive which involved some landscape maintenance work. Also fence repair along Seasons Drive and around the pump enclosures were expenses that were covered with reserve money and resulted in budget overages. Filing 4 Courtyard homes will likely experience an overage of around \$250 for weekly filter cleanout work where silt and sediment have become a problem. This cost will be recouped as a one-time charge for Filing 4 Courtyard homes in their assessments for next year. Also when all the Seasons assessments go out for everyone in January for the new year, there will be an additional fee for the Filing 4 Courtyard homeowners to establish a reserve account specifically to address future cost overages that occur within the Filing 4 Courtyard neighborhood.

C. Small Irrigation System. Expenses were within the budgeted amount, however next year the costs for start-up and shut-down will appear as a line item in the budget rather than just an entry in the checkbook. As this is also the case for the large system, we will have a single line item in the budget for start-up/shut-down in both systems with a 30/70 split between the two.

D. Large Irrigation System. Budget over-runs in this category included electricity and the break in the system at Whitetail and Seasons Drive. Electricity has consistently increased over the years across the board so next year's budget will reflect this increase. Costs to repair the PVC line break and the new installation of a shut-off valve (there was none before) in the event of future such occurrences, resulted in these overages. Also, a new line item in the Reserves category, called Irrigation Infrastructure has been created to provide for future unexpected problems in the system, so we won't need to borrow from other reserve accounts to cover such expenses.

A narrative summary will be forthcoming to explain all of the foregoing in greater detail.

In the Reserve Accounts summary there are two new line items, both of which have already been described. These are the Irrigation Infrastructure entry (for

future breaks in the systems) and the Filing 4 Courtyard Landscape item (for sediment cleanout in and around the pond intake and filters, as necessary). We anticipate that these new items will not be recurring assessments – they will be used to fund accounts that can be used for their intended purposes on an as-needed basis and replenished, as necessary. A longer term solution for the pond intake and filters will involve draining the pond this winter to see whether it needs to be dredged or another type of intake or riser installed.

An explanation of the assessment calculation formula for each category of the budget was provided along with a sample calculation for one of the filings. Mr. Lease has definitively outlined in detail the assessment calculation process which explains how the assessments are figured.

In an effort to prevent co-mingling of funds this year we also established a separate checking account for reserve expenses. This should present a cleaner picture to distinguish between the Operational and Reserve budget categories in the future.

An estimate of the assessments due for next year was also presented. As previously pointed out, these represent a 14-month budget for 2017 only. Mr. Buckstein also announced that the approval of the budget would be deferred until the November Quarterly Board Meeting so that the membership would have the opportunity to offer further opinions and ideas.

President Jost thanked Mr. Buckstein and Mr. Lease for all of their considerable efforts in fine-tuning the association's finances and budget. She also announced that Mr. Lease was not in attendance for this meeting because he is being inducted into the Colorado School of Mines Hall of Fame for athletic achievement during his time with that school.

VII. Action Agenda.

As previously noted, with the lack of a quorum, motions from the floor cannot be considered at this time. However, new issues that anyone would like to bring forward will be considered at the November Quarterly Board Meeting

VIII. Announcements.

A. Bill Brodak will organize the holiday lighting project along the entryway which is planned for 18 November.

B. Committee appointments. The Covenant Compliance Committee walks our neighborhoods periodically to ensure that the appearance of homes, and landscaping are all in good order and well-cared for. The Design Review Committee was very busy this year reviewing documents for two new homes (the Noble home and another on High Tiara) and preparing for the inclusion of the six new homes for Filing 7. Ken Heitt, chairman for the committee, reported that there were also 12 projects brought forward by homeowners for work on existing homes. The DRC must also work closely with both the city and county planners to ensure compliance with their requirements.

C. Holiday party update. Sue Sullivan has tickets now for the party, scheduled for 15 December. Former residents of the Seasons have expressed interest in attending our party, but the first opportunity for tickets goes to current residents so we need to reserve our tickets early to avoid missing out.

D. Little Free Library update. This was a late addition to the agenda and involves an initiative that was suggested several months ago for creating a type of book exchange somewhere in the Seasons neighborhood. Bob Whitehorne agreed to pursue the effort by surveying the level of interest within our membership for such a project. He reported that the results of the interest survey were pretty lukewarm and recommended tabling the project for the time being.

President Jost recapped the budget discussion and announced that the board would approve the budget at the next Quarterly meeting scheduled for 10 November. This will give everyone time to review the proposed budget before it's finalized and clear up any questions they may have. If such questions do arise please contact one of the board members before the 10th so we can provide appropriate answers.

HOA Board Election Results.

The election judges announced that tabulation of the votes had been completed, and that Mary Linda Jost has been re-elected to the HOA Board. Dan Buckstein is resigning from the board in January, so if anyone is interested in working on the board please let us know.

Adjournment.

After a motion to adjourn and seconded by several members, the 2016 Annual Homeowner's Meeting was adjourned at 7:55 PM.

Respectfully Submitted,

Tom Mahan, Recording Secretary