

**The Seasons at Tiara Rado Homeowners' Association
2019 Annual Meeting Minutes
Redlands United Methodist Church
January 8, 2020**

1. Call to Order

- a. Confirmation of Quorum (at least 30% or 43 members / Present or by Proxy)

32 members were present at the meeting and 39 proxies were submitted. A quorum was achieved.

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

The meeting was convened at approximately 7:03 pm.

2. Approval of the December 2018 Annual Meeting Minutes.

Jim Anker moved for approval of the minutes, with a second. The minutes were approved by the membership.

3. Report of Officers

- a. President—State of HOA / Looking Ahead

New Board President Bruce Noble talked briefly about his goals as President, along with raising a few other matters:

- Work to maintain access from the Seasons into Colorado National Monument. The Monument is looking to acquire a parcel of BLM land that has typically provided the access point from the Seasons into the Monument. Bruce hopes to secure an agreement whereby the existing access agreement with the BLM rolls over to the Monument when the BLM land is acquired.

- Seek ways to enliven the Board meetings in a way that draws more attendance.

- Position the Board as a resource for the community. We do not want to be enforcers, we are your neighbors. We want the Board to serve the community in such a way that the Seasons becomes an even better place for all of us to live in.

- Once the budget is approved tonight, we will enter into a contract with Fusion as our HOA management company. We feel that Fusion will provide all of us with assistance which will lead to an even better managed HOA. We will be distributing a written protocol in the near future describing how members can contact Fusion about issues in our community, while keeping the Board in the loop at the same time.

- Board Vice President David MacAlpine deserves high praise for his work in selecting Fusion as our management company. He arranged interviews with several management companies in the Grand Valley that were attended by all the Board

members, he diligently checked references, and he led the Board to the conclusion that Fusion was the best fit for us. David received applause from the membership for his excellent work.

b. Treasurer's Report

Annual balances as of December 31, 2019:

Operations	= \$10,867
Reserves	= \$27,853
Checking Account	= \$1,685
Total Assets	= \$40,405

i. Review of 2019 Financials / Financial Overview

Treasurer John McCarney provided a budget overview.

The 2020 budget will be \$60,860, an 8% increase over last year. The increase was largely due to the hiring of Fusion. This will result in the administration costs for 2020 increasing to \$18,780, as opposed to \$9,490 in 2019.

David MacAlpine managed the website in 2019. He did a great job and there are no changes planned for 2020.

The retention pond dredging project in 2019 came in on budget at \$30,096. High River did a great job on this project. Clogging issues almost disappeared.

Expenditures for the Filing 4 Courtyard homes came in on budget.

We have Bookcliff Gardens again in 2020 as our landscaping and irrigation contractor. This is the second year of a two-year contract. The total contract is for \$18,881 in 2020. The contract will expire in November of 2020.

Reserve expenditures in 2019 were \$2,758 versus \$13,419 in 2018. Reserve expenditures in 2019 covered extra pond pumping prior to dredging, rebuilding the manifold and isolation valves, etc. in the large irrigation pit, and replacing the controller clock for the irrigation system.

Once the 2020 budget is ratified, money will be transferred out of the Operations account and into Reserves. This would include transferring \$4,307 to be spent on the Large Irrigation System and \$1,000 for fence maintenance and fence painting. The latter amount was budgeted, but not spent in 2019.

Future potential projects include: building a pump house on Lot C (Berm 4) for an estimated \$7,500, tree maintenance at the South Broadway entrance and on Berm 4, and

hiring a qualified Landscape Architect to develop a true Landscape Plan for the common areas within the Seasons.

ii. 2020 Budget Overview

Administration	= \$18,780
Operations	= \$25,680
Small Irrigation System	= \$1,725
Filing 7 Irrigation	= \$650
Large Irrigation System	= \$14,025
Total 2020 Budget	= \$60,860

Invoices for assessments will be mailed out somewhere around January 20th and they will be due March 1, 2020.

There was a question about Berm 4 being overgrown. Would additional money be spent on that berm in 2020? It was pointed out that three trees had recently been removed from Berm 4. Issues involving all the common areas in the Seasons will be looked at in 2020. It is the Board's responsibility to take care of the common areas and the Board intends to do so. We hope to develop a Landscape Plan to guide this effort.

The Board committed to removing two trees in Berm 4 by the end of January.

There was a question about how to handle fence maintenance issues. When such issues are noticed, it was recommended that members contact the Board.

4. 2020 Budget—Budget Discussion / Ratification

a. Budget Ratification Vote

Note: 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 at the meeting or by proxy, the budget is ratified.

b. Budget Ratification Results.

There were no objections to the proposed budget. Consequently, the 2020 budget was approved.

5. Elections and Voting for Directors

Rick Nelson served as President of the Board last year and did a good job. However, he had to move out of the Seasons and stepped down from the Board as a result. Dan Buckstein was willing to return to the Board and the Board appointed him to Rick's vacant position. Bill Elliott's term ended and he did not want to remain on the Board.

There were no nominations from the floor. All members were asked to consider whether they might have an interest in serving on the Board and to make their interest known if

they desire to serve on the Board. We can operate with four Board members, but it helps to have five members so the work can be spread around a little more widely.

6. Action Agenda

a. Motions from the Floor (Must have a Quorum)

Bert Rewold mentioned reducing all the trash companies that visit the Seasons and consolidating the trash removal into one contract. Burt agreed to gather more information about what the possibilities are and to communicate that information back to the Board. Vice President David MacAlpine suggested that the Board would not administer this contract and, if such a contract were to be put in place, it would be directly between the members and the trash company. David offered to send an email to query the members about their interest in this topic. There was also talk about the possibility of introducing curbside recycling in the Seasons.

7. Announcements

a. Committee Reporting

Design Review Committee—things have been quiet and they did not have anything to report.

Landscaping Committee—This is a new committee. They are working on an approach to common areas and coming up with a Landscape Plan.

8. Comments & Questions from Members

Board President Bruce Noble prompted the audience with two questions: First, does the membership prefer to have the Annual Meeting in December or January? A preference was expressed for having the Annual Meeting in December. It is believed that attendance would be greater in December. The 2020 Annual Meeting will tentatively be scheduled for December 3, 2020.

Secondly, is there support from the membership for pursuing parking issues in the Seasons? Our rules are a little ambiguous in cases where cars are perpetually parked on the street. There was a detailed discussion about possibly amending the covenants to address this issue. Sentiment was expressed in favor of addressing the known parking issues, but there was also concern that any rules created should not be overly restrictive to the point of impacting friends and family who happen to be visiting for an extended period.

Ron Lease asked that it be noted in the minutes that David Siemsen deserves great credit for his work to put up and take down the Christmas lights at the entrance to the Seasons over the past few years.

There was a question from a new owner regarding what committees currently exist. There are two committees: the Design Review Committee and the Landscaping Committee. The “Eyes & Ears” group is an ad hoc committee.

There was a question about how the decision is made to raise HOA dues when certain projects have to be undertaken. In short, we try to budget for anticipated expenses and we can also use Reserve funds for unexpected expenses. The Board attempts to keep the dues at a reasonable level. In rare cases, such as the pond dredging, there can be a special assessment levied on the membership.

Jim Anker thanked all the Board members for their service and applause followed from the membership.

9. Adjournment

Jim Anker moved for adjournment, there was a second, and all voted in favor. Adjournment took place at 8:15 pm.