

**The Seasons at Tiara Rado Homeowners' Association
2020 Annual Meeting Minutes
Meeting Conducted via Zoom
December 3, 2020**

1. Call to Order

A minimum of 31 members were present at the Zoom meeting and 61 proxies were submitted. (Note: the exact number of people participating in the Zoom is hard to precisely determine due to some people having their cameras turned off.) At least 30% or 43 members must be present on the Zoom and/or by proxy to reach a quorum. A quorum was achieved.

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

The meeting was convened at approximately 5:02 pm.

2. Approval of the 2019 Annual Meeting Minutes

Jim Lauer made a motion to approve the 2019 Annual Meeting minutes. John McCarney seconded the motion. These minutes were from the 2019 Annual Meeting that was held on January 8, 2020. There was no discussion of the minutes and the 2019 Annual Meeting minutes were unanimously approved by the membership.

3. Report of Officers

a. President Bruce Noble

A virtual annual meeting was not what we had hoped for! We had made plans to have our 2020 Annual Meeting at Clubhouse25 at Tiara Rado Golf Course. The intention was to conduct the business portion of our meeting and then have a social hour afterwards. COVID-19 put an end to those plans for this year's annual meeting. Thanks to all for bearing with us as we conduct a "virtual" annual meeting via Zoom.

Bruce offered his thanks to the Board. Although the Board doesn't always agree on everything, we have always pulled together in an effort to do right by the Seasons. Bruce thanked the Board for operating in that fashion.

Bruce also recognized outgoing Board members Dan Buckstein and John McCarney for their service to the Board. The Treasurer's position requires a healthy degree of heavy-lifting and John has done a great job serving as Treasurer. Dan Buckstein has previously served as Board President and has served on the Board for many years. We thank him for the enormous amount he has contributed to the Board over the years. Although both John

and Dan are stepping down, we appreciate the fact that they are willing to allow us to continue to call on them for advice.

Despite the challenges thrown at us by the pandemic, 2020 was a busy year for the Board. We added one board member to fill a vacant seat (Sharon Currie-Mills), we launched a landscaping committee and Sharon has led that effort, we accomplished some significant tree pruning work near the S. Broadway entrance, we implemented terms for the Design Review Committee (DRC) members, we witnessed many landscaping improvements in yards and vacant lots thanks to a letter that was sent out to homeowners, we conducted a survey to gain information about what members wanted to see in terms of landscaping in our community, we completed landscaping work around the pond, and we had a smooth irrigation season despite the hot summer. Bruce feels that the Board accomplished a great deal on behalf of the Seasons in 2020.

Bruce also talked about our progress with our management company, Fusion Property Management. Comments about Fusion have ranged from “we don’t see them often enough” to “they are doing too many inspections”. As in most cases where you are hearing from both extremes, the reality lies somewhere in the middle. In truth, Fusion has been extremely helpful with compliance issues, managing our list of owners, managing the website, sending out emails to our members, conducting our Zoom meetings, sending out letters and doing other administrative work, and making sure we comply with state HOA laws & requirements. Our budget proposes to continue working with Fusion in 2021 and that is a good thing for the Seasons.

b. Treasurer’s Report

i. Review of 2020 Financials / Financial Overview

Our budget for 2020 was \$60,860.

Annual balances as of November 30, 2020:

Operations	= \$11,723.18
Reserves	= \$ 7,305.82
Checking Account	= \$25,950.26
Total Assets	= \$44,979.26

In January of 2020, the Board transferred \$4,307 from the Large Irrigation account to purchase a 10 horsepower backup motor for the irrigation system. This came from money left over from the 2019 budget. Having this backup motor allowed us to have minimal disruptions to irrigation in 2020.

Tree maintenance was performed earlier in the year. WD Yards was awarded the contract to do tree maintenance at both the S. Broadway and the High Tiara entrances. The cost of this work was \$1,404.

A landscape architect was brought in to look at developing a plan for maintaining the common areas. The proposed cost was considered prohibitive and this work was not pursued any further.

We had some expenses that we did not anticipate that lead to money being taken from the Reserves account to cover the costs. The following expenses came from Reserves in 2020:

--\$1,054 was spent to replace the intake pump to the retention pond. This also helped minimize irrigation disruptions over the summer.

--\$600 was spent to cover additional irrigation and landscape work.

--\$1,000 was used to pay for legal advice needed to resolve issues before the Board.

--\$572 was spent to repair an underground break in an electrical line.

--\$1,356.70 was obligated to address irrigation pond maintenance.

--\$600 was devoted to repairing a section of fence along S. Broadway that was recently damaged when hit by a car.

A total of \$5,182.70 was taken from Reserves to pay for the items mentioned above. This total does not include the \$4,307 paid for the 10 horsepower backup motor. The \$10,000 Reserve collection will replenish the money spent in 2020 with a portion allocated toward building the pump house in 2022.

ii. 2021 Budget Overview

There is one particular budget item to discuss in the interest of transparency. After the 2021 proposed budget was mailed to the members on October 30th, an error was identified on page 6 of the assessment summary. The operations figure of \$37,187 on page 6 is correct. This number was arrived at by taking the total operations budget of \$45,097 for all filings and subtracting the Filing 4 Courtyard contract obligation of \$7,910. This obligation covers the landscaping work done in filing 4 by Bookcliff Gardens that the members in that filing pay for individually under the 4th Amendment to the CC&R's. Unfortunately, an additional \$7,910 was mistakenly subtracted from the \$37,187 total leaving us with an amount of \$29,277. We used that figure to determine the members' share of the operations which was \$203.31 each. We should have divided \$37,187 by 144. Because we didn't do this, we ended up with a shortfall of \$7,910.

Here is how we decided to remedy the problem: As of November 8th, we had \$9,660 left to spend out of our \$60,860 budget. Projected expenditures for the last two months of the year were \$7,600. We will have a surplus at the end of the year and be within

approximately 2.5% of our budget. In addition to the \$9,660, we had \$18,723 in our Operations Account and an additional \$3,154 in our Checking account. Based on these numbers, we decided it was not necessary to correct the assessment and add another \$54.93 to the home owners' 2021 dues.

For 2021, we are collecting dues for a budget that is proposed to be \$81,872. The increase reflects in part the additional amount of the Bookcliff Gardens landscaping contract that has gone from \$18,800 to about \$35,000. This increase may be surprising, but it is based on several things. In the past, "time and materials" amounting to approximately \$5,000 have been paid to Bookcliff Gardens as an addition to their annual contract amount. These time and materials costs will be folded directly into the new Bookcliff Gardens contract. Plus, our previous contract with Bookcliff Gardens was two years old. In the meantime, they are under new ownership and their charges have gone up. Those changes are reflected in the proposed 2021 budget.

The assessments for 2021 will be sent out in early to mid-January.

4. 2021 Budget—Budget Discussion / Ratification

- a. Treasurer John McCarney asked if there were any questions. There were none.
- b. Budget Ratification Vote

Note: Unless the budget adopted by the Board is rejected by a vote of a majority (73) of the total voting power of the Association, all Owners, in person at the meeting or by proxy, the budget is ratified.

President Bruce Noble asked everyone to remember two things: Do not vote if you already used the proxy form to vote on the budget. Second, for those of you voting now, the question to be voted on is phrased exactly as written on the proxy form: "I vote to reject the proposed budget for 2021". Voting "yes" means you vote against the budget. If you support the budget, you don't have to vote no.

Bruce then muted himself in order to confer with Tonya McFarland of Fusion Property Management about the tabulation of the votes on the budget. During the vote count, he turned the meeting over to David MacAlpine and Dan Buckstein for additional Board officer reports.

5. Additional Officer Reports

- a. Vice President David MacAlpine

David mentioned a couple developments related to the website. If you go to the "Covenants & Bylaws" page on our website, you will notice that some of the documents

are now searchable as long as they are first saved as PDF files. It will help the Board and all residents of the Seasons to more readily locate topics they are looking for. The other thing new to the website is the DRC Construction Guidelines. These are new rules to help builders potentially be more successful with their design proposals. These DRC Construction Guidelines are under the DRC heading on the website. Landscape Guidelines are also posted on the “Covenants & Bylaws” page of the website. Anybody who has any questions about these additions to the website should feel free to contact David.

b. Director at Large Dan Buckstein

Dan wanted to drop back and go through some of the Reserve information. We have talked about building a pump house for about ten years. The hope is to get the pump above ground where it isn't subject to flooding and is easier to maintain. We were able to partially fund some of the pump house this year. The remainder will be funded in the future.

Regarding the \$7,910 shortfall in the budget, the remedy adopted to address this matter will be simply footnoted in the budget. This will enable us to avoid reposting the entire budget.

6. 2021 Budget Ratification Results

In the voting on the budget that took place during this Zoom meeting, there was one vote cast in favor of rejecting the budget. Some additional work will need to be done to count all the votes cast on the budget by proxy to determine how the individual Board members will vote those proxies. However, we do know that there were not enough proxies cast in favor of rejecting the budget for the budget not to pass. At this point, we were able to announce that the 2021 Budget has been endorsed by the members and the exact final count will be emailed to the members in the near future. (Note: On December 8, 2020, it was announced that there were a total of 35 votes against the proposed 2021 Budget. A total of 73 votes would have been needed to disapprove the budget, so the 2021 Budget has passed.)

7. Elections and Voting for Directors

a. Motions from the Floor

There were no nominations from the floor for new Board members.

b. Linda Spinner and Jim Lauer have graciously agreed to join the HOA Board to replace Dan Buckstein and John McCarney. Linda and Jim took a few minutes to introduce themselves.

Linda Spinner—Linda and her husband Gene first moved to Colorado in 1993. They quickly found their way to the Western Slope and subsequently lived in Telluride and Crested Butte before moving to Grand Junction. She had spent years working in the hospitality industry and when she moved to the Western Slope, she found her way into non-profit management. She worked as Operations Manager at the Ah Haa School for the Arts in Telluride and as Operations Manager and Development Director for at the Crested Butte Center for the Arts and, when she moved to Grand Junction, she became Executive Director of the Colorado National Monument Association. She also obtained her real estate license in 2008 and she worked at the Crested Butte Resort real estate company. In 2014, she started working as a real estate agent in Grand Junction and had a successful career, but decided to retire at the beginning of this year. She thinks her background in non-profit management and as a real estate agent has provided her with experience that she can use to good advantage as a Board member. She has been impressed by the Board and is happy to be able to join the Board and serve the community.

Jim Lauer—Jim and his wife Judy built one of the first homes in Filing 3 in 1994. Judy passed away in February 2019. Presently, Jim is in the home with his dog Redford. He has been retired from medical practice since the year 2000. In retirement, he has started working as a bookkeeper. He has done bookkeeping now for 15 years, starting first with his church and continuing with the Counseling and Education Center. He enjoys bookkeeping and has offered to pick up where John left off as Treasurer. He has enjoyed living in the Seasons and it has been the best place he ever lived.

After some discussion, it was determined that a vote was not required to have Linda and Jim join the Board since they are simply filling the seats of departing Board members.

8. Action Agenda

There were no Action Agenda items.

9. Announcements

a. Committee Reporting

i. Landscape Committee Report

Committee Chair Sharon Currie Mills reported that the committee had a busy year. She wanted to thank everyone who has volunteered to assist the committee with its activities. Hopefully we will all be able to get together sometime in 2021 to participate in a Courtyard Garden & Cocktails Tour. It is tentatively planned for the first week in June. It will be a fun event that we've never done before. There will be more community projects in the future and she thanks people in advance for assisting with those projects.

ii. Design Review Committee Report

DRC Chair Ken Heitt stated that the DRC has had a busy year as well. They will have 30-35 requests for approvals this year. There have been four new home requests in 2020. Three of those have been in Filing 7 and one in Filing 6. We also have a fair number of new homeowners moving into the area, as well as existing home owners wanting to make exterior changes. Those things will keep the DRC busy. They are working to make sure that new designs are compatible with the surrounding area. They always look for guidance from the Covenants, but sometimes the Covenants don't provide as much guidance as they'd like. In light of the difficulty in interpreting the covenants as currently written, the board and the DRC have developed more descriptive guidelines for use by builders to increase their chances of a successful application. These are now posted on the Seasons website under Covenants and Bylaws. There is information on the Seasons website about the DRC and people who have questions are encouraged to get in contact with Ken.

Vice President David MacAlpine spoke up to support the work of the DRC despite some of the challenges that they must deal with.

b. Fusion Property Management Report

Tonya McFarland said that it has been a pleasure to work with the Seasons in 2020. It's really nice to see so many people involved in the Seasons HOA and she commented that she doesn't see the same level of involvement in all the HOA's that she works with. She is looking forward to next year.

10. Comments & Questions from Members

Ron Lease asked Dan Buckstein if noise issues will be considered in building the pump house. Getting equipment out of the pit and to the surface can create some noise that may be noticed by the surrounding property owners. Dan has talked to Russ Swanson from Bookcliff Gardens and has learned that you don't want to insulate pump houses because they get too hot. Russ did not feel that the noise would be any louder from the new pump house than it is from the pit. The new pump will also not run constantly which should reduce the noise somewhat. More research is required to fully understand the situation.

Ron also (humorously) stated that he thought Jim Lauer's experience in the mental health field will be of benefit to him while serving on the Board. It will help him deal with issues that come up. Jim said he would do what he can.

Alberta Husch asked if Sue Sullivan and the Social Committee has considered organizing Zoom meeting during the COVID quarantine time. It would help keep people informed about happenings in the Seasons. Sue said that she thought it was a wonderful suggestion. She will follow through on that. Bruce said that he would be happy to use the Seasons Zoom account to assist in setting up these meetings.

Marli Solberg mentioned that Seasons resident Phil Lyle died right before Thanksgiving. His wife Mary is by herself. Sue Sullivan suggested that it might be a good idea to organize a process for delivering food to people who have just lost family members.

Sharon Currie-Mills said that it has been the practice in the past of sending out an email to let people in the Seasons know that a person has passed away. It is a good idea, but we should be sure that the surviving family members have agreed that this should happen.

Bruce mentioned that people have to be aware of the personal security of their homes, especially during the holiday season. There was an instance of someone in the Seasons having their car broken into in their driveway recently. Luckily nothing was taken. Please keep your cars locked if they are not in the garage.

Alberta Husch thanked everyone in the Seasons who had worked to put up the Christmas lights recently.

11. Adjournment

Sharon Currie-Mills made a motion to adjourn the meeting. Bruce seconded the motion. The meeting adjourned at 6:20 pm.