

THE SEASONS AT TIARA RADO HOMEOWNERS' ASSOCIATION
First Quarter Board Meeting Minutes
January 18, 2017

Redlands United Methodist Church
527 Village Way Grand Junction, CO

Board Members Present: Jim Anker
 Mary Linda Jost
 Ron Lease
 Tom Mahan

Members Present: Jack & Carol Acuff, Susan Anker, Bill & Betsy Brodak, Carolyn Brown, Dan Buckstein, Gretchen Gahm, Jodie Goddard, Sally Hall, Carolyn Jayne, Don June, Don & Carol Kissinger, Ken & Alice Lauritzen, Judy Lease, Ruth Leever, Hallie Mahan, Betty Martin, Meg McCord, Brian & Joyce Olson, Heidi Schoenstein, David & Diane Siemsen, Perry & Marlys Solberg, Wayne Westerson, Don & Cathy Zippert.

The meeting was called to order at 4:05 PM by President Mary Linda Jost. Meg McCord, a new neighbor was introduced.

A quorum of the Board was established by Tom Mahan, Recording Secretary.

President Jost announced with regret the passing of Carolyn Whitehorne, and that Bob Whitehorne, Vice-president, would not be present at this meeting. Jim Anker, Director-at-Large, has Bob's proxy.

III. Consent Agenda.

The Fourth Quarter Board Meeting Minutes and the Financial Summary for November and December, 2016, were presented. There were no additions or corrections to the minutes, nor questions about the Financial Report. With a motion by Mr. Mahan, seconded by Mr. Anker, the Consent Agenda, including both items, was unanimously approved (4+one proxy for & 0 against).

IV. Information Agenda.

A. Art for All Seasons.

Susan Anker, with the Art for All Seasons Committee, spoke about the plans and progress of the committee. This Spring, the third bi-annual event will be held and their first order of business is to select a location. Several ideas have surfaced, including the Rock at Tiara Rado (now under new management), or perhaps a Seasons homeowner's driveway (the Sullivans, for example, on Shadow Rock Court) as a viable alternative. The committee will schedule a more formal planning meeting in the near future to finalize plans and announce the details.

B. Social Committee Report.

Bob Whitehorne has been the chairperson for the committee and will not be able to join us tonight, as was mentioned earlier. With the resignation of Dan Buckstein from the HOA board, Bob has also recently been appointed to the board. Dan was present at the meeting and President Jost took the opportunity to thank Dan for his many contributions to and overall impact on the HOA and expressed our sincere appreciation.

C. Landscape/Irrigation Policy.

This is a policy statement that the board has been working on and plans to have available for review by the next quarterly board meeting in April. The focus of the policy will be to delineate association and homeowner responsibilities with regard to landscape and irrigation issues that arise within filings that receive irrigation (Filings 1, 3, 4, and 5).

V. Action Agenda.

Management Company Decision.

After some discussion amongst the board members present, it was decided that the most appropriate procedure to follow would be to open a discussion wherein each board member could present his or her opinions as to the pros and cons leading up to this decision. Afterwards, motions (and any subsidiary motions) could be made, formally, as appropriate, and voted upon by the board. President

Jost presented her opinions as a dissenting board member against hiring a property manager. Mister Anker presented an introduction and summary of recent HOA board history, and the research, discussions and interviews conducted by the board during the last year or so, as well as some of the arguments concerning the pros and cons for hiring a management company. He also summarized the qualifications of the board's selected candidate, Ms. Tracey Heritage, Western Slope HOA Management, as well as the details and costs of a potential contract. Each board member, in turn, offered individual thoughts and opinions regarding the hiring of a property manager.

President Jost then asked for members' comments regarding the hiring of a property management company. Much discussion ensued from the membership as well as questions concerning the advantages/disadvantages and justification for installing a property management-type position within the association and details surrounding the hiring and actual employment, costs, duties and responsibilities of such a manager.

After considerable discussion, President Jost then asked for a formal motion from the board and Mr. Anker presented such motion and it was seconded by Mr. Mahan. President Jost then presented a subsidiary motion and Ron Lease, Treasurer, seconded it. More discussion ensued among the board concerning both motions, and a vote was requested, first, for or against the subsidiary motion. The motion was denied (2-2+one proxy). Next, the main motion was again presented and a vote for this motion was requested. The main motion passed (3+one proxy-1).

VI. Members' Comments.

An expression of appreciation from the floor was made for President Jost and all she has meant for the Seasons neighborhood and board.

Also, a question was raised from the membership concerning the need for a formal, public meeting, such as this one, to decide a question that resides with the board for solution. President Jost pointed out the importance for public discussion and transparency for all board actions and meetings.

VII. Adjournment.

After a motion to adjourn by Mr. Anker and no second necessary, the First Quarter Board Meeting, 2017, was adjourned at 5:20 PM.

Respectfully Submitted, Tom Mahan, Recording Secretary