

**The Seasons@ Tiara Rado Homeowner's Association
3rd Quarter 2021 Meeting Minutes
July 15, 2021 5 PM Meeting @ United Methodist Church**

A. Call to Order – Bruce Noble, President

Welcome to first in-person meeting in over a year. Plans for future meetings include being able to broadcast meetings as well for those who cannot attend in person.

B. Quorum of Board – All members present

C. No Consent agenda

D. Information agenda

President's Report – Bruce Noble

1. Pump house requirements overview – Need to move pump and other support equipment from an underground pit where they currently reside. Also need to protect the VFD (variable frequency device) which is new. This is the second VFD purchased in 3 years. We want to build an aesthetically pleasing pump house with sound insulation to protect the equipment from the elements and are getting bids to do so.
 - i. There was some discussion about pricing and whether we will need a special assessment. However at this time, without a firm bid, we cannot anticipate financial needs.
2. DRC Committee vacant position filled by Susan Fay.
3. New Covenant Review Committee Members are, David MacAlpine, Cheryl Alpha, Diane Larsen, and Brian Brandstetter. Others are welcome to join.
4. Fusion Management is working on landscape and home maintenance mailing and helping the Board prepare for the upcoming budget.
5. Fencing along So Broadway is in rough shape so we have accepted a bid to replace 5 sections from Taylor Fencing. The earliest the work can start is mid September. Painting will begin soon after.
6. Front signs at both entrances were refurbished and new plantings completed.

David MacAlpine – Vice President

We are putting a moratorium on issuing fence variances until we change our Covenants. The city requires a fence permit and will not do so with our current Covenant's. The HOA can issue variances, but the city will not issue permits -- so no fence variances will be granted until 2/3rds of our members approve new setbacks and fence heights **if members vote to change our covenants.**

Treasurer's Report - Jim Lauer

1. All member dues are collected
2. Financial Reports online and updated – send questions to Jim
3. The Reserves collected will be transferred to Reserves Account in July 2021
4. We are in a secure position in all accounts
5. We have hired a new accounting firm to review our 2020 financials and going forward
6. Income from Garden Tour funds have a new income line and all expenses will come from there.

(Ron Lease & Dan Buckstein asked about pump costs - Currently about \$8,000 in reserves for pump And we have collected \$10,000 in reserves for next year – total of \$18,000 for pump house & other projects – we are waiting on bids and plans before proceeding)

Irrigation & Landscape Report – Linda Spinner

1. Barnes Electric is looking to repair the VFD that broke down, giving us a backup
2. Bookcliffs increased water schedule, replaced emitters & lines
3. Sloping lawns where water is running off, they are shortening water times but watering more frequently.
4. Trees on High Tiara and Berm 4 plus new plants all received new emitters.
5. Benson Spraying is treating trees and mugos now and in the fall.
6. We've done cleanup around the pond – spraying of weeds and the West slope of the pond has had water lines fixed and new plantings.

Landscape Update - Sharon Currie-Mills

A big thank you to all who helped in making our Garden Tour and Cocktail Party a success. There are pictures and a summary on the website – but raised over \$3,000 and after expenses – netted \$2,400.

Design Review Committee – Ken Heitt

Builder, Steve Votilla has not submitted a revision of the house denied on Snow Mesa Lane, but is expected to. His Filing 7 house has been delayed due to landscape plan – it was submitted today but no end date yet.

Other Business

Bruce thanked Ken for his hard work -

David MacAlpine told everyone to watch for a communication from the Covenant (CCR) Committee regarding the areas they are looking to review.

Member Comments

Bill Brodak had some information about a gate that was constructed at the entry of the Ditch road off So Broadway that runs directly behind his home toward the entry to the BLM gate. Bill reviewed property lines and it appears that about a third of the ditch road belongs to The Seasons. There is conflicting information on who owns what portion and Redlands Water advised the person who put up the gate to remove it. Currently large wire gate is resting next to the entryway. Several bridges across the canal are missing.

Bruce offered to look into the access area next to Kurt Spear's property. *We will do more work on this.*

Hugh Wise thanked the Board for our work and wondered if we thought about borrowing money for infrastructure projects since interest rates are so low. Bruce thought it was an interesting idea but the HOA has several bank accounts with money in them and we want to use that first with members approval.

Motion to Adjourn made by Jim Lauer
Seconded by Sharon Currie-Mills

Meeting adjourned at 6:10 PM

List of attendees held by Sharon Currie-Mills, Secretary - 32 Attendees