

The Seasons at Tiara Rado Homeowner's Association
Third quarter Meeting, July 28, 2022 at 5 PM
Redlands United Methodist Church- 39 members in attendance

- A. Call to Order – President Bruce Noble (5:05 PM)
- B. Quorum of Board – Yes, all 5 Board Members present
Bruce Noble, David MacAlpine, Jim Lauer, Linda Spinner & Sharon Currie-Mills
- C. Consent Agenda – None
- D. Grand Junction Fire Department presentation concerning fire mitigation for our homes and neighborhood.
 - 1. Reviewed area fire risk map – our neighborhood relatively low risk
 - 2. Flat roofs – clean up debris on roofs
 - 3. Keep a 5 ft. area clean from shrubs and trees around your home
 - 4. Review your personal insurance policy for wildfire coverage
 - 5. Cooking fires greatest risk in home fires
 - 6. Clean out dryer vents annually/ change smoke detectors/ every 10 yrs buy new
 - 7. Have a go pack ready in case of emergency, planned meeting area after evacuation.
- E. Information Agenda –
 - a. Bruce Noble, President
 - 1. New website to launch August 1, 2022 (more detail to follow by Linda Spinner).
 - Easier to upload news and information in a timely manner
 - Individuals will manage their own data
 - Three bids secured and Board selected a local firm, Webcreate as vendor
 - 2. Ditch Road gate is installed but no agreement reached with Redlands Water & The Seasons HOA.
 - 3. Letter to be sent to Filing 3 homeowners about original Filing 3 Merger into Master Agreement.
 - 4. Annual meeting rescheduled from December 8th to November 29th. Please attend as we will be approving 2023 Budget.

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b. David MacAlpine, Vice President – Covenant Vote Results & Summary

We concluded the vote to amend our CC&Rs during our 3rd quarter meeting on July 28, with Bruce Noble executing the directed proxies. We had fantastic participation: 105 lots cast ballots representing 73% of the community. Each proposed revision required 60% of all lots to vote yes to pass. All proposals passed! The final count is shown below. We are deeply grateful for all those who took the time to vote. This speaks to the level of engagement within our HOA and is key to maintaining a desirable community.

The following is a brief summary of the new CC&Rs. The text of the CCRs will be collated with prior amendments to our Master Declaration and placed on our website. What follows is a brief summary of the more significant changes that will affect everyone immediately:

3. Section 2.08 – Property to be Maintained. People can now bring their trash receptacles to the curb at 7pm (but not earlier) the night before pickup. Previously, these needed to be brought out the morning of pickup.

4. Section 2.13(a) – Storage and Parking. Residents may not park their vehicles on city streets within the Subdivision for more than 72 (continuous) hours without written approval from the Board.

5. Section 2.33 – Temporary Expedience for Recreational Vehicles and Trailers. Temporary parking of RVs at homesites has been extended from 24 to 48 hours but variances will only be granted if circumstances prevent relocation within 48 hours.

11. Section 11.01 – Failure to Maintain. Criteria was added to provide greater specificity for proper maintenance: “as the effects of damage or deterioration become visibly apparent to neighbors and from public-facing views.”

14. Article 13, Easements and Reservations. This a new article and will require that notice be given before accessing easements to neighboring homes.

Several of the new amendments affect the DRC decision process (*Section 10.05 – DRC Review Procedures; Section 10.09 – Variances; and, Section 10.13 – Review of DRC Decisions*) and should be consulted if anticipating working with the DRC. (Section 10.13 was incorrectly identified as Section 10.12 on the ballot.) The remaining changes affected only a couple of

homeowners or were corrections to typos in the previous Master Declaration. A full text of new CC&Rs will be placed on our website.

CC&R PROXY VOTE RESULTS

Voter Turnout: 105 - 73%

Votes Needed to Pass: 87 - 60%

Proposal	Yes	No	Passed
1	103	2	X
2	102	3	X
3	91	14	X
4	97	8	X
5	99	6	X
6	99	6	X
7	103	2	X
8	98	7	X
9	104	1	X
10	99	6	X
11	96	9	X
12	103	2	X
13	101	4	X
14	101	4	X

Ron Lease asked about enforcement of new Harassment addition to our By-Laws and Bruce Noble replied that we hoped that by adding the clause we would not have to enforce, but we will if needed.

c. Jim Lauer, Treasurer's Report - All dues have been collected with the exception of one and a lien has been attached to the property.

- *Ron Lease questioned the excessive legal funds spent YTD. Jim advised that our CPA firm concurred we can transfer money from our member's equity for the over budget legal fund. Several reasons for higher legal fees were the covenant updates, Filing 4 Courtyard legal issues with homeowners, and the City, plus clarifications on placing a gate on the ditch road.*
- *John McCarney asked about high Admin. Costs. That account is where new website funds were posted, approximately \$2,000 to date.*

d. Linda Spinner – Irrigation& Landscape

Request for Proposal (RFP) for Landscape and Irrigation Contract

- Requests sent to 5 companies: Bookcliff Gardens, Peaceful Valley, WD Yards, Thompsons Landscaping, Maple Leaf Landscaping –all qualified to handle 4 pumps and VFD /pond system
- Three companies replied that they would not be submitting a proposal due to lack of manpower and prior commitment to previous contracts, some for as long as 3 years
- Peaceful Valley and Bookcliff have submitted
 1. Deadline was August 1 so we have time to negotiate and make a final decision before budget decisions start being made in September

Linda Spinner Irrigation Update:

Knock on wood—no major expense so far. A power outage about a week ago shut down the VFD, but the fault errors were quickly cleared within a couple hours and we were back in business. We are investigating a surge protector, as well as final bids on a VFD cooling system.

Landscape Update:

Bookcliff is having to work hard to keep up with contractual items. Lack of manpower has meant delayed response to some contract items, including weeding. Summer trimming is complete in some areas but we still have Berm 4, plus a full pond cleanup on the agenda in August, along with normal weed prevention. Increased watering times have been successful in keeping lawns green, but we are monitoring soil moisture and will cut back if rainfall or additional watering contributes to an excess in soil moisture.

Website Update – Linda Spinner

What to Expect:

- Email to Homeowners on Friday/tomorrow re launch
- Monday August 1 is launch date. Homeowners will receive an email once the new site is launched. Homeowners will be able to view full site as they do now. Except—to view Social Directory they will now need to register an individual password. The website will prompt you to enter a password if you try to view or you can follow directions in email received.
- Keep in mind—the website is available to homeowners and the public once the transition takes place. The domain name is the same—seasonshoa.com. The only thing you need to do is ensure you have created an account once the launch takes place so you can see the Social Directory.

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In addition to creating a website that is easier for Board Members and Staff to post to, the main difference is in the future.

- Sections like Social Directory which we do not want the public to see mean you need to sign in; we can create pages for special events or updates which should be kept within the neighborhood
- Contact Form is Improved:
Dedicated addresses for not only the Board and the DRC, but for Registration of Accounts and other possible addresses such as Committees
- You may also send images and pdf files to the Board and DRC via the Contact Form; a big improvement. Please get to know the Contact Form and use it.

This website platform which is hosted by WebCreate, a local company, has been tested by local and international companies. We are managing it ourselves, although we do have support on an as needs basis. Having an outside company available to step in during times of illness, extended travel, and increased difficulty of technology and oversight is vital.

If anyone has trouble using the site, I am happy to assist. Just email me at the INFO address on the Contact Form. The actual transfer of the website should not be an issue; transfer of emails could take a bit longer, but the Lighthouse Properties Management team email is available to reach us, and will be included in the email tomorrow.

- b. Sharon Currie-Mills - Christmas Party date: Dec. 15,2022 at Two Rivers Winery – details to come.

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c. DRC Report – Susan Fay

1. DRC Notifications for work to be done that does NOT require DRC Approval – 14
2. Questions for DRC – 10
3. Complaints Brought to Our Attention – 5
4. DRC Requests for Improvements or Changes – 17
5. Interim Inspections – 4
6. Completion Inspections – 18
 - New Builds: 468 Snow Mesa Court – New Build Form picked up on April 14, but has not been turned in.
 - 463 Snow Mesa Court – Interested Neighbor Meeting held on June 28. Home approved on July 19. Construction will begin on August 1st.

Filing 4 Homeowners Maintenance Information: This is from Filing 4 Lots 1-18, Third Amendment; applies only to these homes. If you are cleaning up your Landscaping, please be aware of the Filing 4 Documents, which say the following: If you remove diseased, dead, or dying plants, you may replace these with the same VARIETY with NO DRC approval. However, if you do NOT want to replace the plant or if you want to replace with a DIFFERENT VARIETY, you do need to make a DRC Request.

- d. Lighthouse Management - Alicia Criswell introduced herself and left business cards for people to contact her.

Procedural note regarding the Vote on changing of Covenants:

“ Bruce Noble officially declared as was directed in the June 10, 2022 letter to homeowners that he has voted all ballots for members as directed.”

- Reminder to enjoy Social Hour(s) on Tuesday evenings at Tiara Rado golf course.
- Motion to Adjourn made by Sharon Currie-Mills, Seconded by Jim Lauer - approximately 6:30 PM

