

The Seasons of Tiara Rado Home Owner's Association  
Annual Meeting 2022  
Tiara Rado Golf Course  
November 29, 2022 at 5 PM

I. Call to Order – President Bruce Noble

Confirmation of quorum (20% or 29 Members) Attendance 37 present  
& 37 Proxies

II. Approval of 2021 Annual meeting minutes: Move to Approve made by Pat Noble, Seconded by Eileen Lepisto – Minutes Approved

III. Consent Agenda –Board will vote on adding the following amendment to the Bylaws:

*“Article 12 – Indemnification of Officers and Directors: The Association shall provide indemnifications either directly or indirectly through insurance policies or otherwise to officers, directors, volunteers, and agents including the Design Review Committee and other standing Committees to the fullest extent permitted by law as provided by the Colorado Common Interest Ownership Act”.*

Jim Lauer made a motion to vote, seconded by Sharon Currie-Mills – Vote passed by the Board.

IV. President's Report - Bruce asked first time attendees to an annual meeting to introduce themselves.

a. Bruce also asked if there was interest in a simulcast of the meetings for those who can't attend. Discussion about cost and equipment followed with a follow-up to speak with new management company and research cost of equipment.

b. We are terminating our current contract with Lighthouse Management as the Board felt they were not receiving proper follow-up on issues as well as advisory input on State Law issues/concerns.

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- c. Aging infrastructure - Our fencing on the So Bdwy. entrance and along Seasons Drive are needing to be replaced. So. Bdwy. Fences are about 25 years old or more and Seasons Drive fencing have had numerous repairs in the last few years.

Realizing this will be a large capital investment we have asked member, Roger Williams, to lead a Fence Committee, made up of members to make a recommendation to the Board concerning materials, color, timeline, and a payment plan for replacement. We will be sending more information on how to participate on this important committee after the New Year. (Capital Reserves for fencing in 2023 Budget is \$11,950).

V. Treasurer's Report – Jim Lauer

- a. November Financials will be posted next week.
- b. Jim began by explaining that he has over 20 years doing bookkeeping for non-profits and we do have an accounting firm that advises him should questions arise. We also have a yearly compilation review done by our CPA firm each January for the previous year.
- c. Overall we are going to exceed our 2022 budget numbers. But will cover overages with member equity funds. We did exceed our legal expenses by \$4,387. We transferred dollars from our Member's equity account to pay the overage in legal. We also transferred about \$5,000 to reserves from the dollars not spent in earlier years (net gains) as allowed by Policy #8.

A member asked if we had a "miscellaneous" account to pay for unexpected expenses and currently we do not.

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- d. Jim also gave an overview of the 2023 proposed budget and advised that Assessments stayed very much in line with the preceding year. The exception are some Filing 1 homes had their assessments rise as they will now be paying for their irrigation to the Master Association, instead to a separate fund used in the past.

VI. Budget Ratification & Ballot Counts:

Total in person ballots: 40 votes YES for budget

Total Proxy ballots: 37 votes YES for budget

1 Vote AGAINST the Budget/ 1 yes unsigned

Totals: 77 Yes for budget/1 against

**Budget is ratified**

- VII. Board confirmed addition of Peggy Vaughn to the Board to complete the term of David MacAlpine to end December 31, 2024. Members voted to elect Sharon Currie-Mills for a 3-year term. There were no nominations from the floor nor in the preceding two weeks leading up to annual meeting.

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#### VIII.DRC Committee Report – Susan Fay

- Tammy Long has joined the DRC as a voting member and Sharon Currie-Mills will remain as a Board Advisor.
- Building plans for 468 Snow Mesa Ct have been withdrawn by the builder, Robert Ras.
- Building at 463 Snow Mesa Ct is proceeding according to plans.
- Most projects have been completed and final inspections done. One exception is a stucco wall that will have painting completed in the Spring.

*A special thanks to Linda Spinner for her hard work on the irrigation issues of our community and finally getting our large system a new pump shed, the VFD moved above ground. We recognize her immense contributions as our Board MVP!*

Motion to adjourn made by Sue Sullivan and seconded by Con Sullivan

