

**The Seasons at Tiara Rado Homeowner's Association
Board of Directors Quarterly Meeting
Meeting Minutes 1st Quarter Meeting February 23, 2023
Redlands United Methodist Church 5:00 PM**

Page 1

5 Members plus 3 Board Members and CIC Property Manager Christine Sartoris in attendance

A. Call to Order – Bruce Noble, President

Meeting was called to order at 5:05pm. Introductions made by all and Christine Sartoris, CIC, was introduced.

B. Establish a Quorum of the Board - Yes, 3 board members Present (Bruce Noble, Linda Spinner, Jim Lauer), 2 board members absent (Sharon Currie-Mills and Peggy Vaughn). A majority of Board is present and establishes quorum per the Bylaws.

C. Consent Agenda (led by Bruce Noble)

- Revise and Restate The Seasons Design Rules & Regulations to include clarification restatement of rules regarding Yard Art and clarification of a sentence (see attached for draft).

Due to the proliferation of multiple pieces of yard art in front yards, the DRC proposed a revision to the paragraph to emphasize number of pieces while maintaining a current height of four feet, but also referencing the need for yard art to be consistent with the aesthetics of the neighborhood.

In addition, a sentence referring to recommendations by the DRC for building materials was clarified.

Comments were asked for from the floor. There was a statement made concerning yard art in rear and side yards; while the guidelines address public view, Susan Fay (Chair of DRC) suggested neighbors can contact her if a new piece goes up in a rear/side yard and the DRC will take a look at it.

- Revise and Restate Policy 5 – Association Records: Maintenance, Retention, Inspection of Certain Records by Members, and General / Annual Disclosure Information in accordance with CCIOA 38-33.3-317 and changes made by HB21-1229.

Linda Spinner explained the revision of current Policy 5 needed to be made to not only include changes made by State Law in the last two years but also to better organize the types of records and length of time that records need to be kept, in addition to clarifying the process for Member requests for records. The HOA does not receive that many requests for records, but clarification was needed for types of records available as well as process. There was discussion about need for revision and it was pointed out that every effort has been made to post available records on the website for easy access, but the HOA does continue to receive requests. This

**The Seasons at Tiara Rado Homeowner's Association
Board of Directors Quarterly Meeting
Meeting Minutes 1st Quarter Meeting February 23, 2023
Page 2**

revised Policy 5 will be reviewed by an attorney prior to distribution and posting, due to the many changes made to CCIOA that affects the policy.

President Noble asked for a Motion to accept the revised policies: Jim Lauer made the Motion, seconded by Linda Spinner, Board voted unanimously to adopt. Although 2 Board Members were not present, they had made their support known for these two Policy revisions to be adopted via email.

D. Presidents Report – Bruce Noble

1. Welcome to Christine Sartoris and a history of the past few years of Property Managers and what the Board of Directors is looking for – an involved property manager.
2. Bruce extended a thank you to the DRC Chair and the Fence Committee Chair, who are both present, and explained that they will be providing reports during the meeting.
3. Bruce discussed CCIOA and the recent State of Colorado House Bills that have changed it drastically in recent years, with some changes making compliance by smaller HOA's difficult and taking policy management out of the HOA's hands. Perhaps contact with our State Representatives as some of these changes are reviewed can alleviate some of the more onerous legislation. Because of the "untested laws" there is constant need to be on solid legal ground and therefore legal expenses are higher.

E. Design & Review Committee Report – Susan Fay, Chair

(out of sequence from Agenda)

DRC Report - HOA Board First Quarter Meeting - Feb. 23, 2023

The DRC has four extensions from last year that will need to be completed this Spring. All extensions were given because of weather. Three involve plantings, and one involves painting a stucco wall.

During the past quarter, we approved two Requests: one for a changed balcony railing and one for a change to a front step.

We received 5 notifications from homeowners who were doing maintenance work that did not have exterior changes. These involved driveway repair, window replacement, gutter repair, dumpster for kitchen remodel, and volunteer pampas grass removal.

There have been two homeowner complaints, which turned out to be changes that did NOT receive DRC approval. If these are NOT addressed with a DRC Request and Approval; they become violations and are turned over to the HOA Board. Please note: any exterior

**The Seasons at Tiara Rado Homeowner's Association
Board of Directors Quarterly Meeting
Meeting Minutes 1st Quarter Meeting February 23, 2023
Page 3**

improvement that involves a change in material, design, or color needs a DRC Request and Approval before work begins.

F. Treasurer's Report – Jim Lauer

Jim reported that the CPA Compilation and End of Year Reports have been posted. The State & Federal Tax Returns have been filed by our CPA -- Soronen, Donley, Patterson. We will also be posting our profit & loss statements on a monthly basis on the website, rather than just on a quarterly basis. (See attached January 31 financials.) Regarding Assessments—as of this date, 16 assessments have not been paid. Reminder letters are being sent out.

G. Landscape/Irrigation Report by Linda Spinner

See attached report.

H. Fence Committee Report—Roger Williams

Roger distributed a summary of "Fence Facts" (attached), which shows the cost of various types of fencing. Quotes were obtained by committee members. Roger explained that the first task of the committee was to explore alternative materials and obtain costs. The estimate is that within 4 to 7 years we will need to start replacing the Seasons Drive and South Broadway fencing, with the Seasons Drive fence being the first to replace due to sun and weather exposure. Depending on the fencing replaced and repairs and painting in the meantime, a total of \$100,000 could be needed as reserves. The Committee agreed that the Cedar fencing we have now is the most aesthetic, with a Trex-style fence close to it. It was generally agreed that a molded (vinyl) fence is not acceptable. Roger asked the Board as to next steps and funding options. Bruce replied that special assessments are likely method but the next step is probably a joint work session with the Board and Fence Committee attending to develop next steps, including funding and repairs.

There were no announcements or actionable member comments.

President Noble asked for a Motion to adjourn: Jim Lauer made the Motion, seconded by Linda Spinner. Meeting was adjourned at 6:15 PM.

Attachments:

Revision for Design Rules & Regulations

Revision for Policy 5

Landscape/Irrigation Update

Fence Facts Update

January 31 Financials

