

The Seasons at Tara Rado Homeowner's Association
Quarter 2, 2023 Meeting Minutes
Redlands United Methodist Church
My 4, 2023 – 5 to 6 PM

Attendance: 14 Homeowners and 4 Board Members

- A. Call to Order by President Bruce Noble
- B. Establish quorum of Board - Yes, all Board Members present (Bruce Noble, Jim Lauer, Peggy Vaughn, Sharon Currie-Mills)
- C. No Consent Agenda
- D. Information Agenda

a. President's Report by Bruce Noble

- i. Recruitment of Board Members – Linda Spinner stepped down from the Board and we need an additional member to serve the remainder of her term – through end of 2023. Please let Bruce know if you would like to help our Community.
- ii. CIC Management resigned suddenly from managing our HOA, citing not enough time to meet our needs. We have had difficulty in finding competent professional management firms to assist our volunteer Board and may not replace CIC this year.
- iii. Legal fees -

Although we met our total Operating Budget last year, our 2022 legal expenses were double what was budgeted. Our ten year review and revision of our Covenants required much more legal counsel than anticipated, particularly in requests for fencing variances. We also had a new build that required legal expertise in a work stoppage which had never occurred before.

This year we are also exceeding legal expenses due to the Board repeatedly being threatened by law suits from a homeowner. As long as the Board is acting responsibly to the best of their abilities, our insurance provider will cover the cost of a lawsuit.

However, two members of the Board have filed (and been granted) a temporary restraining order against a member who is engaging in frequent, repetitive harassment against these Board Members. There are no HOA funds paying for legal fees to defend these actions, (which are currently pending in the Court).

As our legal expenses are again up, we hope not to have to talk to our lawyer through the end of this year, but this may be out of our control.

b. Treasurer's Report – Jim Lauer

Finances for 1st Qtr 2023 are posted on our website. Where we have already gone over budget (Accounting and Legal) we are hoping to still stay within the full years' budget by savings in our management expenses. Regarding legal expenses in 2022, see the 4th Qtr 2022 Financial information on our website.

c. Sharon Currie-Mills Report

1. Volunteer Clean Up tomorrow at So. Bdwy. entrance and path between Shadow Rock Ct. and Snow Mesa Lane – 10 am- noon.
2. Arts & Blooms event June 6th at Two Rivers Winery 4 – 6 PM This event will showcase our neighborhood’s talented artists and help raise funds for the Landscape Committee’s plant fund. Tickets are \$10.00 each and \$15.00 at the door. Appetizers will be served and a cash wine bar. Friends and family are invited.
3. Thanks to those who greatly improved the walkway to the golf course at the end of Snow Mesa Lane. Dave Smith and Tom LaCroix headed up the work and it’s a major improvement over what was there!
4. Tuesday evening Social Hour will resume shortly – 5 PM at the restaurant and lounge at Tiara Rado Golf Course – mix and mingle with new friends and neighbors. Watch for more . .

d. Susan Fay – New Design Review Committee actions and notifications reports.

The attached reports are to provide information on actions and approvals of the DRC Committee while protecting the privacy of individual property owners by law.

Requests Recording Form (Quarterly Report)

January 2023

<u>ID</u>	<u>Date Submitted</u>	<u>Date Approved</u>	<u>Vote</u>	<u>Date Completed</u>	<u>Status</u>	<u>Type</u>
2016	1-03-2023	1-17-2023	5-0	Previously	Completed	Pampas Grass Removal
2986	1-18-2023	1-19-2023	5-0		On-going	Directed Drainage System
2049	7-25-2022	Deferred/Extra Info Needed			Expired	Stucco Wall/Metal Gate

February 2023

<u>ID</u>	<u>Date Submitted</u>	<u>Date Approved</u>	<u>Vote</u>	<u>Date Completed</u>	<u>Status</u>	<u>Type</u>
2176	2-01-2023	2-01-2023	5-0		On-going	Metal Railing

2347 2-07-2023 2-09-2023 5-0 Withdrawn Cover Step with Veneer

March 2023

<u>ID</u>	<u>Date Submitted</u>	<u>Date Approved</u>	<u>Vote</u>	<u>Date Completed</u>	<u>Status</u>	<u>Type</u>
2453	3-15-2023	3-16-2023	5-0		On-going	Irrigation timer and Backflow Preventer
2316	3-16-2023	3-20-2023	5-0		On-going	Metal Posts/Railing
2561	3-27-2023	3-30-2023	5-0	4-13-2023	Completed	Exterior Paint
2677	3-29-2023	3-30-2023	5-0		On-going	Hillside Stabilization/ Deck Rehabilitation

April 2023

<u>ID</u>	<u>Date Submitted</u>	<u>Date Approved</u>	<u>Vote</u>	<u>Date Completed</u>	<u>Status</u>	<u>Type</u>
2043	4-04-2023	4-10-2023	5-0		On-going	Solar Panel Aesthetics
2697	4-11-2023	4-14-2023	5-0		On-going	Landscaping
2789	11-17-2022	4-13-2023	5-0	4-25-2023	Completed	Wall Color Matches House
2101	4-15-2023	4-18-2023	5-0		On-going	Gutters and Downspouts
2991	4-17-2023	4-18-2023	5-0		On-going	Exterior Paint/New Gate
2755						Incomplete Submission

PRC Notifications Recording Form (Quarterly Report)

January 2023

- 1-03-2023 Driveway Replacement (NO design changes)
- 1-11-2023 Stucco Repair and Window Replacement (NO design changes)
- 1-17-2023 Gutter System Repair/Maintenance (NO design changes)

February 2023

- 2-07-2023 Kitchen Re-do requires small dumpster on driveway for about a week
- 2-17-2023 Access needed to rear of home on hillside, DRC sent to HOA Board

March 2023

- 3-05-2023 Exterior Paint (NO color changes)
- 3-07-2023 Landscaping Rock Additions (Less than 4' by 4' and two in quantity)
- 3-16-2023 Homeowner requests Filing and Lot numbers for a DRC Request
- 3-17-2023 Previously approved landscaping to be planted this Spring
- 3-23-2023 Viga Repair/Replacement (NO Design Changes)
- 3-24-2023 Exterior Paint (NO color changes)

April 2023

- 4-07-2023 Repair damaged concrete behind a courtyard wall
- 4-10-2023 Plant additions that are less than 4 feet high or 4 feet wide at maturity.
- 4-18-2023 Yard Art that is 43 inches high and 28 inches wide will be used to limit public access to Exclusive Easement meant for two homeowners only.
- 4-24-2023 Previously approved irrigation project will begin in May.

- e. Roger Williams – Fence Committee Update - Progress is being made and there is a meeting between Fence Committee and the Board next Tuesday, 5/09. More to come . . .

E. No Announcements

F. Members Comments:

Bob Whitehorne asked if any legal expenses were used for the "ditch road" controversy. Bruce Noble advised yes, as the Board felt access to the BLM land and the CNM was important for Season's residents and their property values. The Seasons does own a good portion of the road and even surveyed the area to provide credibility to our claim for a right of way. Ultimately a gate was placed on the road with permission from one Season's homeowner, but it appears the gate is never closed. Season's residents are advised to cross the concrete path off White Tail Ln and turn South (right) to access the BLM property. If anyone wants more information, please call Bruce Noble as he has maps and information.

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Heidi Schoenstein asked if there was an update on the BLM land being transferred to the Colo. National Monument. Bruce advised that the discussion seemed to be mired in bureaucracy, but a transfer is not actively being pursued at this time.

John McCarney questioned our Accounting & Management fees. Jim Lauer advised that our accounting firm helped mentor him in producing end of year reporting and compilation reports. And they filed our 2022 tax reports. They also assisted in our Reserve Accounting by adding that into our budget process versus a separate report. Bruce mentioned that Jim is doing what we paid another firm to provide, but Jim is a volunteer.

Motion to Adjourn at 6 PM by Jim Lauer, Seconded by Sharon Currie-Mills