

The Seasons at Tiara Rado Homeowner's Association
Quarter 4, 2023 Meeting Minutes
Redlands United Methodist Church
October 12, 2023 – 5:00-6:30 PM

Attendance: 30 Homeowners and 5 Board Members

- A. Call to Order by President Bruce Noble
- B. Establish Quorum of the Board: All Board Members were present (Bruce Noble, Sharon Currie-Mills, Jim Lauer, Roger Williams, Peggy Vaughn)
- C. Consent Agenda
 - a. Policy 5, Association Records: Maintenance, Retention, Inspection of Certain Records and General/Annual Disclosures
 - i. Questions were brought up about Inspection of Records and Copying of Certain Documents pertaining to withholding inspection and copying of contracts, leases, bids or records related to transactions to purchase or provide goods or services that are currently in or under negotiation (page 4, item C-2). Bruce explained that Policy 5 protects the confidentiality of certain items that are under negotiation, but the Board may make certain information available after bids are closed or contracts settled. The Act imposes certain limitations on the use of information that might be obtained through a records request which may result in a limited response from the Association to protect personal client information.
 - b. Policy 5 was unanimously approved by the Board after a question-and-answer period by homeowners.
- D. Information Agenda
 - a. President's Report by Bruce Noble
 - i. The Board has received complaints from homeowners about people exceeding the speed limit while driving in the Seasons. Bruce reminded everyone that the posted speed limit is 20 mph, but the Board cannot enforce the speed limit on City streets. Homeowners should call the GJ Police Department to report traffic and speed violations.
 - ii. The Board continues to receive complaints about people leaving dog waste on homeowners' properties. Please abide by the Leash Law by keeping pets on leashes and picking up and removing all pet waste. Offenders may be reported to Mesa County Animal Services by calling 970-242-6707.
 - iii. Call for Board Candidates: The Board has received a self-nomination to run for a position on the Board, and HOA members are encouraged to submit nominations for qualified candidates. Jim Lauer has volunteered to continue serving as Treasurer for another term, and Roger Williams hasn't yet made a commitment to continue to serve as Member at Large after his interim service.
 - b. Treasurer's Report by Jim Lauer
 - i. Finances for the fourth quarter of 2023 will be posted on the Seasons website at seasonshoa.com, and financial records may also be reviewed by contacting the Board.
 - ii. The budget for 2024 will be presented at the HOA Annual Meeting on November 30, 2023 at the Tiara Rado Clubhouse. Members will have an opportunity to vote on the budget at that time.

- c. Fence Committee Report by Roger Williams
 - i. Several questions have been raised since the 3rd Quarter HOA meeting regarding the responsibility of repairing and/or replacing the fences along So. Broadway and Seasons Dr. Historically, the Seasons HOA has maintained both wooden fences. However, the fence in Filing 1 along So. Broadway is on private property, and many homeowners feel that it is not the responsibility of the HOA to maintain and replace the fence on So. Broadway.

Due to controversy over interpretation of the covenants regarding the Filing 1 fence along So. Broadway, the Board consulted Andrew Teske, legal representative for the Seasons HOA. His findings concluded: "The Perimeter Fence is located in the rear portion of the lots in Filing 1, particularly, Lots 9-14. So, as a result of the language of the First Owner's Amendment, and the document hierarchy created by Article 3 of the 2013 Amended Declaration with respect to the Filing 1 Documents, it is my view that maintenance of the Perimeter Fence is not the Association's responsibility."

Because of the uncertainty among homeowners about who should be responsible for paying for the maintenance and replacement of the fence along So. Broadway, the Board has decided to postpone any decision to include funding of this fence in the 2024 budget.

- ii. The fence along Seasons Dr. will not be replaced in 2024.
- d. DRC Committee Report by Susan Fay
 - i. The DRC Notifications Recording Form and DRC Requests for January through September, 2023 have been posted on the Seasons website.
 - ii. To maintain confidentiality of homeowner requests, the DRC has assigned an ID number rather than posting residence addresses.

E. Announcements

- a. Social Committee
 - i. The 2nd annual Oktoberfest was well attended with over 75 people participating in the festivities on October 5. Many thanks to Don Fry and Tom LaCroix for organizing such a fun community event!
 - ii. Don Fry and Tom LaCroix have volunteered to take charge of the Social Committee and organize the annual Holiday Party for 2023. The Holiday Party has been tentatively scheduled for December 14 at Two Rivers Winery. More information will be forthcoming as plans develop.
- b. The Seasons Newsletter
 - i. Volunteers are needed to help with the quarterly newsletter by submitting articles of interest, formatting and publishing, and distribution. Please contact the Seasons HOA at bod@seasonshoa.com if you are interested in helping.
- c. The HOA Homeowners' Rights Task Force will hold a public meeting via Webinar on October 24, 2023 at 3:00 P.M. (MT).
 - i. The HOA Homeowners' Rights Task Force was created in the Department of Regulatory Agencies by section 24-34-101(1)(a), C.R.S. to examine

issues confronting communities that are governed by the executive board of an association. Interested parties should register for the meeting at https://us06web.zoom.us/webinar/register/WN_n6yKmWxxR9iVpCeqk6RtKw

- ii. You can also watch the meeting live on You Tube:
<https://youtube.com/live/Z5k8hRj6iNc?feature=share>

d. HOA Annual Meeting and Election

- i. This year's Annual Meeting and Election will be held on November 30 from 5 to 7 PM at the Tiara Rado Clubhouse. There will be a cash bar available.
- ii. The 2024 budget will be presented for members to vote on at the Annual Meeting.

F. Members Comments

G. Adjournment

- a. Sharon Currie-Mills made a motion to adjourn the meeting.
- b. Jim Lauer seconded the motion.
- c. The meeting adjourned at approximately 6:30 PM.