

October 28, 2023

Dear Seasons' Resident:

Enclosed in this package you should find all the information needed in connection with the 2023 Annual Meeting of the Seasons at Tiara Rado HOA scheduled to be held on November 30<sup>th</sup> at 5 pm. The meeting this year will again be held at the Tiara Rado golf course club house at 2057 South Broadway. As always, the Annual Meeting is critically important because it is the meeting during which we ratify the annual HOA budget. We sincerely hope you will be able to attend.

This packet includes two documents that are crucial to the success of the Annual Meeting: the Proxy form and the Budget Ballot. Please remember, you **DO NOT** need to fill out either of these forms if you plan to attend the meeting in person. However, if you are not attending, these two documents are essential to helping us both to achieve a quorum and to pass the budget for 2024. We ask that you pay close attention to how you complete both documents if you can't attend the Annual Meeting in person.

As always, remember that the budget passes unless it is voted against by a majority (73 members) of the total voting power of the Association. Were the budget not to pass, we would revert to our 2023 budget.

As we've done in the past, we invite you to submit any questions you may have about the 2024 budget in advance of the Annual Meeting. Questions should be emailed to [bod@seasonshoa.com](mailto:bod@seasonshoa.com) by November 15, 2023. Answers to the questions will be sent to the Membership by November 26, 2023. Of course, budget questions can also be raised at the Annual Meeting as well.

We will also vote to ratify the draft 2022 Annual Meeting Minutes during the meeting on November 30<sup>th</sup>. To review the draft 2022 Annual Meeting Minutes, please go to <https://www.seasonshoa.com/minutes> and click on "Annual Meeting Minutes 2022 11.29.22".

Again, we hope to see you at the Annual Meeting, but if not.....

Have a Joyful Holiday Season,



Bruce Noble, President  
Seasons HOA Board

**The Seasons at Tiara Rado Homeowners' Association  
2023 Annual Meeting  
Meeting Held at Tiara Rado Golf Course Club House  
5 pm on November 30<sup>th</sup>, 2023**

**1. Call to Order**

- a. Confirmation of Quorum (at least 20% or 29 members / Present or by Proxy)

**2. Approval of the 2022 Annual Meeting Minutes (find the minutes at <https://www.seasonshoa.com/minutes> and click on “Annual Meeting Minutes 2022 11.29.22”.)**

**3. Consent Agenda**

**4. Report of Officers**

- a. President
- b. Treasurer's Report
  - i. Review of 2023 Financials / Financial Overview
  - ii. 2024 Budget Overview

**5. 2024 Budget—Budget Discussion / Ratification**

- a. Budget Ratification Vote
  - Note: Unless the budget adopted by the Board is rejected by a vote of a majority of the total voting power of the Association, all Owners, in person at the meeting or by proxy, the budget is ratified.
- b. Budget Ratification Results.

**6. Elections and Voting for Directors**

- a. Motions from the Floor (Must have a Quorum)
- b. Vote for Directors

**7. Announcements**

- a. Committee Reporting

**8. Comments & Questions from Members**

**9. Adjournment**

### Board of Director Accomplishments in 2023:

1. Met overall Financial Objectives
2. Recruited two new Directors, Peggy Vaughn and Roger Williams
3. Worked with the Design Review Committee to revise yard art guidelines
4. Restated Policy 5 – HOA Records to comply with new State Law HB21-1229
5. Worked with a Fence Committee to assess needs to repair/replace So. Broadway and Seasons Drive fencing and clarify maintenance responsibilities of the So. Broadway fencing.
6. Moved a portion of our HOA money into an interest bearing account at Alpine Bank to bring in some revenue.

### Board of Director Objectives for 2024:

- I. Continue Recruitment efforts for new Board Members/Committees
- II. Work to resolve Filing 2 (High Tiara homeowners) assessment concerns
- III. Resolve So. Broadway fencing maintenance/replacement
- IV. Develop a fine schedule in accordance with State Law for Policy 7
- V. Recruit Newsletter team and Social Committee

Seasons at Tiara Rado Home Owners Association  
477 Seasons Drive  
Grand Junction, CO 81507

The Seasons HOA 2023 Annual Meeting of Members  
November 30<sup>th</sup>, 2023 at 5 pm  
Meeting to be Held at Tiara Rado Golf Course Club House

BUDGET BALLOT

**NOTE: ONLY USE THIS BALLOT IF YOU WILL NOT ATTEND THE ANNUAL MEETING IN PERSON!**

Please mark your choice with an (X) in the appropriate blank:

\_\_\_\_\_ **FOR** 2024 Budget as proposed by the Board of Directors

\_\_\_\_\_ **AGAINST** 2024 Budget as proposed by the Board of Directors

Note: The budget will not be ratified if a majority of homeowners (73) in person or through use of this ballot reject the proposed budget for 2024 (See revised Policy 3 on the Seasons website.) The budget will be ratified if a homeowner majority fails to reject the budget.

Homeowner Signature: \_\_\_\_\_ DATE

Homeowner Printed Name: \_\_\_\_\_

This ballot can be submitted in three ways: hand-deliver to a Board member (Sharon Currie-Mills, Peggy Vaughn, Roger Williams, Jim Lauer, or Bruce Noble), mail the ballot to 477 Seasons Drive, Grand Junction, CO 81507; or sign and scan this form and email it to the Board at [bod@seasonshoa.com](mailto:bod@seasonshoa.com).

**All Ballots must be received no later than 4 pm on Tuesday, November 28, 2023**

**Submit ONE Budget Ballot per Address Only**



**Proxy Form for 2023 Annual Meeting**

Seasons at Tiara Rado HOA

Meeting to be held at Tiara Rado Golf Course Club House at 5 pm, November 30, 2023

**PROXY:** I do appoint and grant my proxy by checking the blank next to ONE of the 3 options:

\_\_\_\_\_ Option 1: **The Members of the Board of Directors of the Association present at the Annual Meeting acting by and through a vote of the majority of those Board Members.**

\_\_\_\_\_ Option 2: **I assign my proxy to (enter name):** \_\_\_\_\_

\_\_\_\_\_ Option 3: **My proxy is to be used only for the purpose of attaining a quorum.**

**This proxy is to be used to establish the presence of a quorum and to cast my vote on all matters that may come before the meeting, unless Option 3 is selected. All previous proxies are revoked. This proxy is void if I attend the meeting in person.**

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**Home Owner Legal Signature**

**Date**

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**Print Home Owner Name**

**Address**

This proxy can be submitted in three ways: hand-deliver to a Board member (Sharon Currie-Mills, Peggy Vaughn, Roger Williams, Jim Lauer, or Bruce Noble); mail the ballot to 477 Seasons Drive, Grand Junction, CO 81507; or sign and scan this form and email it to the Board at [bod@seasonshoa.com](mailto:bod@seasonshoa.com).

**All Proxies must be received no later than 4 pm on Tuesday, November 28, 2023**

**Submit ONE Proxy per Address Only**

## HOA Treasurer's Supplemental Notes for 10/28/23 Financial Reports AND ANNUAL MEETING

### 1. Balance Sheet

- a. 11000 Accounts Receivable      \$0
  - i. All 2023 HOA Dues have been collected.
- b. 34000 Art & Blooms 2023      \$1,675.00
  - i. Funds to provide for some extra landscaping to be determined by the Landscape Committee
- c. 35000 Filing 2 Resid Acct 2022      \$361.14
  - i. Funds remaining from a "pass thru" fund from a closed bank account left over from pre-HOA Filing 2 funds, the balance of which were used in 2022 for improvements in Filing 2.
- d. 10300 – Capital Reserve \$36,887.63 = Total 30000 Bd Desig for Future Reps
  - i. Interest earned on 10300 each month is transferred to 30040 Infrastructure Reserve

### 2. Profit & Loss Budget vs. Actual

- a. 40000 – Income
  - i. Annual Assessments came in within \$539.29 of 2023 Budget.
  - ii. Interest Income has produced a sizable amount in excess of Budget and that earned by the Capital Reserve account is transferred to 90040 – Infrastructure Reserve (\$877.10 for Total Income)
- b. 70000 - Expenses
  - i. 70105 - Accounting: already overspent, **\$2,331.25** vs Budget of \$1,100.
    - 1. \$356.25 was paid in January for end of 2022 accounting expenses.
    - 2. CPA Compilation Report \$1,200 paid in January.
    - 3. Filing 2022 Corporate Tax Return \$250 paid in January.
    - 4. Other Accounting and Bookkeeping Consultations \$525.
    - 5. The budgeted \$1,100 figure was a projected "bare bones" amount in the 2023 Budget, and there will be further accounting expenses in 2023.
  - ii. 70110 - Christmas Supplies: **\$68.44**, to take advantage of sales, items were purchased to refurbish the Christmas wreaths at entrances to the Seasons.
  - iii. 70115 – Storage: **\$1,430**: One month \$110 was paid ahead of the full year rental charge, the latter of which will result in an extra month free in 2024.
  - iv. 70120 – Flag Display: Mistakenly, the flags at the entrance of High Tiara had not been paid in recent years (the fee now is \$40 per flag on either side of our HOA entrances) so **\$160** was paid this year (for through July 2024).
  - v. 70130 - Legal: already overspent, **\$7,140** vs Budget of \$5,000.
    - 1. Because of issues related to a legal demand for HOA records by a HOA property owner, as well as the need to have HOA policies reviewed, and considering fence ownership, legal expenses have gone over budget already.
  - vi. 70135 – Management: \$2,100: budgeted account of \$12,000 will result in an **excess over \$9,500** this year since there was a mutual decision between the HOA Board and the CIC Property Manager to part company, and the Board is not replacing that function. These excess funds likely will offset the excessive Accounting and Legal Expenses this year, as well as any other expenses that lead to further over-budget items.
  - vii. 70220 – Sign Maintenance: **\$45.59** went over \$150 Budget when two replacements were purchased for path between Snow Mesa Ct and Shadow Rock Ct (Tiara Wash Trail).
  - viii. 70410.1 – T&M Common Area of the Small System Irrigation: two breaks in the main line had to be repaired in August and September which ran the expense **\$1,059.16** over budget. Such breaks will likely continue with age and tree root growth, so more will need to be budgeted on this line in 2024.

- ix. 70515.2 – T&M (Berm 6, Filing 5, Pond): had expenses \$291.75 over budget caused by a pump failure in May and replacement costs, although \$1,212.16 more was paid from 90020 Pump Replacement (LS) in the Capital Projects line.
- x. 70515.3 – T&M (Filing 4): had expenses \$622.62 over budget caused in part by fungicide and for spurge treatment on those lawns). These overages will need to be considered with the 2024 budget in a proposed new line item for 4CY "lawn pests."

c. 90000 - Capital Projects

- i. 90020 – Pump Replacement (LS):
  - 1. \$1,212.16 - Existing pump failed in May and had to be replaced immediately.
  - 2. Failed pump was repaired in July at a reasonable cost which would assure a backup pump was on hand if needed in the future.
- ii. 90040 - Infrastructure:
  - 1. \$857.25 was paid for the emergency pumping water out of pump house pit to avoid damage to irrigation equipment for the Large System.
  - 2. \$2,008.50 was paid for cleaning out sediment in pipe feeding ditch water for Small System.
  - 3. \$1,103.96 was paid in September for the Small System mainline break under the pine trees area.
- iii. 90070 - Landscape Improvements:
  - 1. \$2,154.34 was the cost for "refreshing" the Seasons entrance street center planter in March.

3. Balance of Year Expenses

- a. Bookcliff Monthly Contract Charges: The final two months of their 9-month contract,  $\$4,321 \times 2 = \$8,642$ .
- b. Xcel for October, \$402.24 to be paid 11/6/23 and another approx. \$300 to be paid in December.
- c. Irrigation High Tiara (70235) \$200 will be billed in December (water provided by an adjacent HOA to the Entrance of High Tiara).
- d. Clubhouse fee \$100 for Annual Meeting.
- e. Accounting (70105) \$100 for bookkeeping/accounting assistance in October to be billed in November.

4. Excess 2023 Funds

- i. In January 2022, with assistance from our CPA, "Excess Funds" of \$5,033.62 from 2021 were transferred to Capital Reserves.
- ii. In 2022, the expenses came in "too close" to transfer such funds.
- iii. In our 2023 budget, there appears to be such funds available once again to allow a transfer of some "excess" to the Capital Reserves' individual 90000 Capital Projects where they are most needed to "shore up" our reserves to be more closely aligned to future needs (see Reserve Component List for estimated replacement costs, and note the Capital Reserves Budget 2024 with possible costs in the next 5 years...which also has a column, "Projected Transfer from 2023 Budget Surplus, "Net Gain Additions").
- iv. The actual total of a transfer of "Net Gain Additions" will be determined by our CPA as the 2023 Compilation Report is prepared in January, and that will be made known with the January 2024 Financial Reports as well as how the funds will be assigned to which 90000 Capital Projects.

Respectfully,

Jim Lauer

The Seasons at Tiara Rado Homeow  
**Balance Sheet**  
As of October 28, 2023

3:14 PM  
10/28/2023  
Accrual Basis  
Oct 28, 23

**ASSETS**

**Current Assets**

**Checking/Savings**

**10000 - Alpine Bank Accounts**

10100 - Operating MM 35,350.45

10200 -Checking 3,628.78

10300 - Capital Reserve 36,887.63

**Total 10000 - Alpine Bank Accounts** 75,866.86

**Total Checking/Savings** 75,866.86

**Total Current Assets** 75,866.86

**TOTAL ASSETS** 75,866.86

**LIABILITIES & EQUITY**

**Equity**

**30000 - Bd Desig for Fut. Repts**

30010 Pump Replace (SS) Reserve 3,000.00

30020 Pump Replace (LS) Reserve 3,000.00

30030 Pump Replace (7) 1,000.00

30040 Infrastructure Reserve 7,273.71

30050 Pond Landscape Reserve 0.00

30060 Pond Dredging Reserve 5,590.10

30070 Landscape Improv Reserve 5,823.82

30080 Fence Rep & Paint Reserve 11,200.00

30090 Pump House Reserve 0.00

30100 Legal Fund Reserve 0.00

**Total 30000 - Bd Desig for Fut. Repts** 36,887.63

**32000 - Retained Earnings** -10,714.79

**33000 - Member's Equity** 36,579.56

**34000 - Art & Blooms 2023** 1,675.00

**Net Income** 11,439.46

**Total Equity** 75,866.86

**TOTAL LIABILITIES & EQUITY** 75,866.86

The Seasons at Tiara Rado Homeowners' Association

Profit & Loss Budget vs. Actual

January 1 through October 28, 2023

Accrual Basis

	TOTAL					
	Sep 23	Oct 1 - 28, 23	Jan 1 - Oct 28, 23	Budget	\$ Under Budget	
<b>Income</b>						
<b>40000 - Income</b>						
40100 - Assessment - Annual	0.00	0.00	87,076.20	86,536.91	539.29	100.62%
40110 - Dues Overpaymt Refunds	0.00	0.00	-182.81	0.00	-182.81	100.0%
<b>40200 - Interest Income</b>						
40210 Interest from Oper Acct	0.00	114.17	346.39	0.00	346.39	100.0%
40220 Interest from Cap Res Acc	0.00	45.87	176.37	0.00	176.37	100.0%
40230 Interest from Checking Ac	0.00	0.30	1.68	0.00	1.68	100.0%
40200 - Interest Income - Other	0.00	0.00	0.00	10.00	-10.00	0.0%
<b>Total 40200 - Interest Income</b>	<b>0.00</b>	<b>160.34</b>	<b>524.44</b>	<b>10.00</b>	<b>514.44</b>	<b>5,244.4%</b>
40300 - Late Fees	0.00	0.00	6.18	0.00	6.18	100.0%
40400 - Fines	0.00	0.00	0.00	0.00	0.00	0.0%
40450 - Status Letter Fees	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 40000 - Income</b>	<b>0.00</b>	<b>160.34</b>	<b>87,424.01</b>	<b>86,546.91</b>	<b>877.10</b>	<b>101.01%</b>
<b>Total Income</b>	<b>0.00</b>	<b>160.34</b>	<b>87,424.01</b>	<b>86,546.91</b>	<b>877.10</b>	<b>101.01%</b>
<b>Expense</b>						
<b>70000 - Expenses</b>						
<b>70100 - Admin - All Filings</b>						
70107 - Bank Fees	0.40	0.00	0.40	0.00	0.40	100.0%
70105 - Accounting	0.00	0.00	2,331.25	1,100.00	1,231.25	211.93%
70110 - Christmas Supplies	0.00	0.00	68.44	0.00	68.44	100.0%
70115 - Storage	1,320.00	0.00	1,430.00	1,320.00	110.00	108.33%
70120 - Flag Display	0.00	0.00	160.00	70.00	90.00	228.57%
70125 - Insurance	400.75	0.00	1,726.93	2,100.00	-373.07	82.24%
70130 - Legal	0.00	1,400.00	7,140.00	5,000.00	2,140.00	142.8%
<b>70135 - Management</b>						
70135 - Management - Other	0.00	0.00	2,130.00	12,000.00	-9,870.00	17.75%
<b>Total 70135 - Management</b>	<b>0.00</b>	<b>0.00</b>	<b>2,130.00</b>	<b>12,000.00</b>	<b>-9,870.00</b>	<b>17.75%</b>
70140 - Meeting Expenses	0.00	65.00	422.88	450.00	-27.12	93.97%
70145 - Postage and Copies	0.00	0.00	49.45	400.00	-350.55	12.36%
70150 - Supplies	0.00	0.00	266.85	750.00	-483.15	35.58%
70155 - Website	42.95	255.45	739.40	500.00	239.40	147.88%
70160 - Contengency Fund	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70100 - Admin - All Filings</b>	<b>1,764.10</b>	<b>1,720.45</b>	<b>16,465.60</b>	<b>23,690.00</b>	<b>-7,224.40</b>	<b>69.5%</b>
<b>70200 Oper Costs - All Filings</b>						
70201 - Garden Tour 2021	0.00	0.00	0.00	0.00	0.00	0.0%
70202 - Art & Blooms Show 2023	0.00	0.00	0.00	0.00	0.00	0.0%
<b>70205 - Comm Landscape Maint</b>						
70205.1 - Contract - Master	2,285.00	2,285.00	15,995.00	20,565.40	-4,570.40	77.78%
Contract - Filing 7	0.00	0.00	0.00	0.00	0.00	0.0%
70205.2 - T & M - Master	0.00	100.00	3,190.45	5,000.00	-1,809.55	63.81%
70205.3 - Tree Services	0.00	550.00	550.00	0.00	550.00	100.0%
T & M - Filing 7	0.00	0.00	0.00	0.00	0.00	0.0%
70205 - Comm Landscape Maint - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70205 - Comm Landscape Maint</b>	<b>2,285.00</b>	<b>2,935.00</b>	<b>19,735.45</b>	<b>25,565.40</b>	<b>-5,829.95</b>	<b>77.2%</b>
70210 - Electricity - Entryway	14.09	0.00	175.13	250.00	-74.87	70.05%
70215 - Electricity- High Tiara	13.59	0.00	112.82	160.00	-47.18	70.51%
70220 - Sign Maintenance	0.00	0.00	195.59	150.00	45.59	130.39%
70225 - Fence Painting	0.00	0.00	0.00	200.00	-200.00	0.0%
70230 - Fence Repair	0.00	0.00	0.00	400.00	-400.00	0.0%
70235 -Irrig Assess High Tiara	0.00	0.00	0.00	150.00	-150.00	0.0%

					TOTAL	
	Sep 23	Oct 1 - 28, 23	Jan 1 - Oct 28, 23	Budget	\$ Under Budget	% of Budget
					\$ Over Budget	
<b>70240 - Pond Maintenance</b>						
70240.1 - Contract	0.00	0.00	0.00	0.00	0.00	0.0%
70240.2 - T & M	0.00	0.00	269.41	500.00	-230.59	53.88%
70240 - Pond Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70240 - Pond Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>269.41</b>	<b>500.00</b>	<b>-230.59</b>	<b>53.88%</b>
70245 -Redlands Water Services	0.00	0.00	2,940.00	3,000.00	-60.00	98.0%
70250 - Snow Removal	0.00	0.00	0.00	0.00	0.00	0.0%
70255 -Irr. Cheks.Comm-Contract	212.90	212.90	1,490.30	1,916.80	-426.50	77.75%
70200 Oper Costs - All Filings - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70200 Oper Costs - All Filings</b>	<b>2,525.58</b>	<b>3,147.90</b>	<b>24,918.70</b>	<b>32,292.20</b>	<b>-7,373.50</b>	<b>77.17%</b>
<b>Total 70000 - Expenses</b>	<b>4,289.68</b>	<b>4,868.35</b>	<b>41,384.30</b>	<b>55,982.20</b>	<b>-14,597.90</b>	<b>73.92%</b>
<b>70300 - Oper. Costs Filing 4 CY</b>						
70305 - Turf & Irrigation						
70305.1 - Contract	1,050.22	1,050.22	7,351.54	9,452.80	-2,101.26	77.77%
70305.2 - T & M	0.00	0.00	0.00	0.00	0.00	0.0%
70305 - Turf & Irrigation - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70305 - Turf &amp; Irrigation</b>	<b>1,050.22</b>	<b>1,050.22</b>	<b>7,351.54</b>	<b>9,452.80</b>	<b>-2,101.26</b>	<b>77.77%</b>
70300 - Oper. Costs Filing 4 CY - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70300 - Oper. Costs Filing 4 CY</b>	<b>1,050.22</b>	<b>1,050.22</b>	<b>7,351.54</b>	<b>9,452.80</b>	<b>-2,101.26</b>	<b>77.77%</b>
<b>70350 - Irrig Filing 1 (9 Prop)</b>						
70355 - Irrigation R & M						
70355.1 - Contract System Chks	111.89	111.89	783.23	1,007.00	-223.77	77.78%
70355.2 - T & M Repair Fund	0.00	0.00	161.79	748.00	-586.21	21.63%
70355 - Irrigation R & M - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70355 - Irrigation R &amp; M</b>	<b>111.89</b>	<b>111.89</b>	<b>945.02</b>	<b>1,755.00</b>	<b>-809.98</b>	<b>53.85%</b>
70350 - Irrig Filing 1 (9 Prop) - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70350 - Irrig Filing 1 (9 Prop)</b>	<b>111.89</b>	<b>111.89</b>	<b>945.02</b>	<b>1,755.00</b>	<b>-809.98</b>	<b>53.85%</b>
<b>70400 - Irrig Small System (SS)</b>						
70405 - Electricity - SS Pump	14.09	0.00	304.03	350.00	-45.97	86.87%
70410 - Irrigation R & M						
70410.1 - T & M Common Area	965.95	47.08	1,659.16	600.00	1,059.16	276.53%
70410.2 - T & M Filing 3	0.00	0.00	0.00	0.00	0.00	0.0%
70410 - Irrigation R & M - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70410 - Irrigation R &amp; M</b>	<b>965.95</b>	<b>47.08</b>	<b>1,659.16</b>	<b>600.00</b>	<b>1,059.16</b>	<b>276.53%</b>
70415 - Start Up / Shut Down	130.67	130.67	914.69	1,176.00	-261.31	77.78%
70400 - Irrig Small System (SS) - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70400 - Irrig Small System (SS)</b>	<b>1,110.71</b>	<b>177.75</b>	<b>2,877.88</b>	<b>2,126.00</b>	<b>751.88</b>	<b>135.37%</b>
<b>70500 - Irrig Large System (LS)</b>						
70505 - Electricity - LS Pump	350.03	0.00	1,802.21	2,500.00	-697.79	72.09%
70510 -Electricity Berm 6 Contr	14.55	0.00	120.24	150.00	-29.76	80.16%
70515 - Irrigation R & M						
70515.1 - Contract	194.44	194.44	1,361.08	1,750.00	-388.92	77.78%
70515.2 -T&M(Brm 6, Fil 5, Pnd)	0.00	0.00	1,791.75	1,500.00	291.75	119.45%
70515.3 - T & M (Filing 4)	788.25	295.38	2,122.62	1,500.00	622.62	141.51%
70515 - Irrigation R & M - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70515 - Irrigation R &amp; M</b>	<b>982.69</b>	<b>489.82</b>	<b>5,275.45</b>	<b>4,750.00</b>	<b>525.45</b>	<b>111.06%</b>
70520 - Start Up / Shut Down	317.22	317.22	2,220.54	2,855.00	-634.46	77.78%
70500 - Irrig Large System (LS) - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70500 - Irrig Large System (LS)</b>	<b>1,664.49</b>	<b>807.04</b>	<b>9,418.44</b>	<b>10,255.00</b>	<b>-836.56</b>	<b>91.84%</b>

	TOTAL					
	Sep 23	Oct 1 - 28, 23	Jan 1 - Oct 28, 23	Budget	\$ Under Budget	
					\$ Over Budget	% of Budget
<b>70600 - Irrigation - Filing 7</b>						
70605 - Electricity - Fil 7 Pump	20.33	0.00	140.54	200.00	-59.46	70.27%
<b>70610 - Irrigation R &amp; M</b>						
70610.1 - Contract	0.00	0.00	0.00	0.00	0.00	0.0%
70610.2 - T & M	0.00	0.00	0.00	200.00	-200.00	0.0%
70610 - Irrigation R & M - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70610 - Irrigation R &amp; M</b>	0.00	0.00	0.00	200.00	-200.00	0.0%
70615 - Start Up / Shut Down	18.66	18.66	130.62	167.96	-37.34	77.77%
70600 - Irrigation - Filing 7 - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 70600 - Irrigation - Filing 7</b>	38.99	18.66	271.16	567.96	-296.80	47.74%
80000 Dues Contrib. to Cap Res	6,400.00	0.00	6,400.00	6,400.00	0.00	100.0%
<b>Total Expense</b>	<b>14,665.98</b>	<b>7,033.91</b>	<b>68,648.34</b>	<b>86,538.96</b>	<b>-17,890.62</b>	<b>79.33%</b>
<b>Net Ordinary Income</b>	<b>-14,665.98</b>	<b>-6,873.57</b>	<b>18,775.67</b>	<b>7.95</b>	<b>18,767.72</b>	

<b>90000 Capital Projects</b>						
90010 - Pump Replacement (SS)	0.00	0.00	0.00	3,000.00	-3,000.00	0.0%
90020 - Pump Replacement (LS)	0.00	0.00	1,212.16	3,000.00	-1,787.84	40.41%
90030 - Pump Replacement (7)	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
90040 - Infrastructure	1,103.96	0.00	3,969.71	7,273.71	-3,304.00	54.58%
90050 - Pond Landscape	0.00	0.00	0.00	0.00	0.00	0.0%
90060 - Pond Dredging	0.00	0.00	3,590.10	5,590.10	-2,000.00	64.22%
90070 - Landscape Improvements	0.00	0.00	2,154.34	5,823.82	-3,669.48	36.99%
90080 - Fence Repair & Paint	0.00	0.00	0.00	11,200.00	-11,200.00	0.0%
90090 - Pump House Construct	0.00	0.00	-3,590.10	0.00	-3,590.10	100.0%
90100 - Legal Fund Reserve	0.00	0.00	0.00	0.00	0.00	0.0%
90000 Capital Projects - Other	0.00	0.00	0.00	0.00	0.00	0.0%
<b>Total 90000 Capital Projects</b>	<b>1,103.96</b>	<b>0.00</b>	<b>7,336.21</b>	<b>36,887.63</b>	<b>-29,551.42</b>	<b>19.89%</b>



The Seasons at Tiara Rado HOA  
Capital Reserves Budget 2024

CAPITAL RESERVE COMPONENTS	POSSIBLE COSTS in NEXT 5 YEARS	Projected Ending BALANCE 2023 before Net Gain Additions	Projected Transfer from 2023 Budget Surplus*	2024 \$10,000 Dues Assessment Additions	Beginning 2024 Balance with Assessments & Surplus*
Pump Replacement: 4 pumps -SS/LS/F7/Canal	\$12,900.00	\$5,787.84	\$0.00	\$1,500.00	\$7,287.84
Small System: \$2,400					
Large System: \$7,000/Main, \$1500 Canal					
Filing 7: \$2,000					
Infrastructure - Irrigation, v-L, Fountain, Small System Common, Filing 7 Common, High Tiara & So Broadway Entrances, F6 Street, Storm Water & Berm, F6 Common Area	\$20,000.00	\$3,304.00	\$0.00	\$7,090.10	\$10,394.10
Pond Maintenance - Landscape	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Pond Dredging /2024 (every 5 years)	\$7,000.00	\$5,590.10	\$0.00	\$1,409.90	\$7,000.00
Landscape Improvement--All Common Areas	\$6,000.00	\$3,666.66	\$0.00	\$0.00	\$3,666.66
Fence Replacement, Repair and Paint	\$83,520.00	\$11,950.00	\$0.00	\$0.00	\$11,950.00
South Broadway, North Side \$28,800 (Replace)					
Seasons Drive \$54,720 (Replace)					
Other-SS Pump Shed, LS Pump Shed \$1,000 (Paint)					
<b>TOTAL</b>	<b>\$131,420.00</b>	<b>\$30,298.60</b>	<b>\$0.00</b>	<b>\$10,000.00</b>	<b>\$40,298.60</b>
*Surplus to be Determined					
* Beginning Balance 2023	\$37,634.81				
Minus Expenditures of					
Large System Canal Pump/Pumps	\$ 1,212.16				
Large System Vault Remediation/Infrastructure	\$ 857.25				
Small System Main Line Breaks (2)/Infrastructure	\$ 1,103.96				
Small System Pipe Clean-out/Infrastructure	\$ 2,008.50				
So Broadway Entry Median Rejuvenation/Landscape Improvement	\$ 2,154.34				
Total Expenditures 2023	\$ 7,336.21				
Balance (As of Oct 25, 2023)	\$30,298.60				



Reserve Component List

A	B	C	D	E	F
Component	Original Date	Useful Life	Years Left	EstCost	Comments/Past repairs
1					
2					
3	2006			\$2,400	Replaced 2006 \$1,300 for pump
4	2017			\$2,000	
5	2020			\$6,958	New Pump 2020 \$4,256/Cost Update 2023
6	2020			\$4,307	In storage
7	2023			\$1,500	Replaced 2020 \$1,054/Replaced 2023
8	2020			\$1,500	Refurnished broken pump/in storage
9	2017			\$750	
10					
11					
12	1990/1993	Indefinite	20-30 years		Main Lines F1 \$959-2022, F1 \$2,100-2023
13	1990				Cleanout \$2,000 - 2023
14	1995	Indefinite	20-30 years		Main, Valves, Feeders, Emitters, Nozzles
15	1995	Indefinite	20-30 years		Main Line
16	1995	Indefinite	20-30 years		Main, Valves, Feeders, Emitters
17	1999	Indefinite	20-30 years		Main Line
18	2000	Indefinite	20-30 years		Main, Valves, Feeders, Emitters, Filters
19	1992	Indefinite	20-30 years		Main Line
20	2019			\$369	
21	2017			\$360	
22					
23					
24	2021			\$403	
25	2016				Main, Valves, Feeders, Emitters, Filters
26	1990				Main, Valves, Feeders, Emitters, Filters
27				\$120	every two years
28					
29					
30	2021			\$3,750	Replaced 2015/2018/2021
31	2006				\$1,000-\$5,000 Fan or Cooler - Proposed
32				\$200	
33	2019			\$2,000	
34	2019			\$6,000	Partial dredge every 5 years
35				10,000	Proposed
36	2022			6,400	Completed

**2024 BUDGET  
EXAMPLE CALCULATION**

**FILING 1 WITH IRRIGATION WATER**

Administration	= $\$19,460/144=\$135.14$
Operation -All Filings	= $\$36,392.20/144=\$252.72$
Irr Small Sys Support	= $(\$2,726*0.333/9) + (\$2,726*0.333/144)=\$107.17$
Filing 7 Irr (HOA)	= $\$567.96/144=\$3.94$
Irrigation Large Sys	= $(\$10,255*0.300)/144=\$21.36$
Reserves	= $\$10,400/144 = \$69.44$
Plus: System Checks Contract	$\$1,007/9=\$111.89$
T&M Repair Fund	$\$161.79/9=\$17.98$ plus \$586.21 of unused funds to be carried over from 2023
Total Assessment Per Address: \$719.65	

**2024 TOTAL BUDGET SUMMARY**

Administration	\$19,460
Operation	\$36,392.20
Irrigation Small System	\$2,726
Filing 7 Irrigation	\$567.96
Irrigation Large System	\$10,255
Filing 1 Additional Budget	\$1,593.21
Filing 4 Ctyd Addl Budget	<u>\$10,202.80</u>
TOTAL EXPENSE BUDGET	\$81,197.17
+ Reserves Contribution	<u>\$10,000.00</u>
TOTAL	\$91,197.17

**2024 BUDGET  
EXAMPLE CALCULATION**

**FILING 4 Courtyard (Lots 1-18)**

Administration            = \$19,460/144 = \$135.14

Operations                = (\$36,392.20/144 = \$252.72) + (\$9,452.80/18 = \$525.16) +  
All Filings +                (\$750/18 = \$41.66) = \$819.54  
F4 Ctyd Ops+Lawn Pest Control

Irrigation Small Sys    = \$2,726 \* 0.333 / 144 = \$6.30

Irrigation Large Sys    = (\$10,255 \* 0.300) / 144 = \$21.36  
                                  + \$10,255 \* 0.2 / 18 = \$113.94  
Total: \$135.31

Filing 7 Irr (HOA)        = \$567.96 / 144 = \$3.94

Reserves                 = \$6,400 / 144 = \$69.44

Total Assessment Per Address: \$135.14 + \$819.54 + \$6.30 + \$135.31 + \$3.94 + 69.44 = \$1,169.68

Note #1: \$9,452.80 of Bookcliff Lawn Maintenance Contract is billed to Filing 4 Courtyard homes – See the 4<sup>th</sup> Amendment to CC&Rs

Note #2: New Line Item of Lawn Pest Control (\$750) is billed to Filing 4 Courtyard homes – See the 4<sup>th</sup> Amendment to CC&Rs

**2024 TOTAL BUDGET SUMMARY**

Administration	\$19,460
Operation	\$36,392.20
Irrigation Small System	\$2,726
Filing 7 Irrigation	\$567.96
Irrigation Large System	\$10,255
Filing 1 Additional Budget	\$1,593.21
Filing 4 Ctyd Addl Budget	<u>\$10,202.80</u>
TOTAL EXPENSE BUDGET	\$81,197.17
+ Reserves Contribution	<u>\$10,000.00</u>
TOTAL	\$91,197.17

## Irrigation Wrap-Up Summer of 2023

Overall: Electrical costs for all irrigation systems will probably remain within or close to budget. We have not experienced increased costs for several years and have actually reduced the budget for Large System Electric.

Small System (Filing 1 Homes, Common Entrance Area, Filing 3 Perimeter):

- Four (4) breaks in HOA main line due to tree roots (2 were just outside the pine grove). Two were paid for from Small System T&M (\$910.32) and two from Capital Reserve Infrastructure (\$1103.96). An additional expense (first time in 30 years) was for the complete cleanout of mud and debris in the pipe feeding the Small System pump from the canal (\$2008.50); paid through Capital Reserve Infrastructure. Other repairs included sealing of the Water Pit and minor nozzle and emitter repairs.
- Filing 1 homeowners paid for minor repairs (emitters, nozzles, small lines) from their repair fund. In contrast to last year, there were no breaks in the lateral lines. The clean-out of the Small System pipe (see above) probably meant less mud and therefore, fewer emitter and nozzle repairs.
- There were no issues in the Filing 3 perimeter line which is maintained by the HOA.

Filing 7 Common Detention Area:

No repairs needed this year; clean-out of pit was not necessary except as part of Start-Up.

Large System:

Large System T&M expenses were over budget this year primarily due to:

- 1) Ground water intrusion into pump vault and subsequent cleanup; excess ground water was caused by a very wet winter
- 2) Replacement of Canal pump, with some charges going to Capital Reserve Pump account. The old pump was also refurbished and is in storage so we have a backup pump.
- 3) A dry summer and little rain necessitated changeout and addition of newer turf nozzles (especially in Filing 4 Courtyard homes) and drip emitters to provide higher quality and better flow for the excess irrigation water that was needed to keep plants and lawns green.
- 4) Cleanout of clamshells in valves was also an ongoing issue in Filing 4 Courtyard system, including digging up of lines and blowing out clamshells. Flushing of system for mud was provided through the weekly contract but there were some weeks when a second flush was required in some zones. Some individual homeowners in Filing 4 Custom homes also experienced clamshell presence. Very limited algae was reported throughout the Large System.
- 5) Note that the T&M account 70515.3 also has 3 fungicide and pesticide treatments posted to it due to a large presence of both fungus and spurge caused by the moist winter and the hot summer. In the future there will be a separate account for these treatments as they are not covered by the current contract and have not been applied in the past on a regular basis. The rapid spread this year necessitated application. Both fungus and spurge are widespread in Grand Junction turf this year, and now that it is prevalent, we expect to have to do treatments next year.
- 6) New and replacement emitters were also added to some of the pine and spruce trees on Berm 4; these trees are growing older and the HOA is committed to their care. Berm 6 also had some emitters replaced.
- 7) Occasional reports of low pressure were found to be caused by popularity of certain hours; a change in timing has helped in just about all cases.

High Tiara:

Irrigation is limited to the entrance gardens and we pay Tiara Rado #4 Subdivision for use of water. New emitters were replaced/added for the pine trees. Tiara Rado #4 Subdivision has recently increased our usage payment to them due to repairs to their lines. Therefore, the amount of High Tiara's irrigation cost for the entrance garden has increased from \$150 to \$200 for the year (line item #70235); this is a part of Operation Costs-All Filings since it is Common Area.

BOARD CANDIDATES (SEE BOTH SIDES OF PAGE)

Roger Williams Bio:

*Why do I want to be on the Board?* I don't.

*Why am I running?* Because someone has to.

After working on the Fence Committee for several months, in April I was asked to join the Board as an interim member, and serving on the board has been about what I expected it to be.

As for my personal history, I grew up in Grand Junction, went to college in California and after graduating, stayed on in the San Francisco Bay Area. Through my business, Cinema Video Associates, I produced instructional and educational films and videos, primarily for Stanford University on topics ranging from a history of the Stanford Museum to ultrasound-guided prostate biopsy techniques. I also provided event recording services for several university departments and various campus organizations.

After retiring in 2016, my wife and I returned to Grand Junction in order to be closer to family, built a home on High Tiara Court and moved in on Presidents' Day 2019.

10/10/23

Dan Buckstein  
457 Seasons Drive

As a returning board member I will be impartial and transparent. I will fulfill all fiduciary responsibilities by acting with integrity and in good faith within the scope of the Board's authority. Be respectful, patient and unbiased when working with fellow Board Members who dedicate their personal time as a volunteer. Remain open to HOA Members input reviewing feedback with understanding and impartiality. Govern the HOA with the best interests of the homeowners as a whole. I believe it's important that our HOA continues to be staffed and governed by its homeowners who carry the same objectives, expectations and vision.

The following are some highlighted accomplishments from my past tenure as a Board Member with the HOA:

- Served as Chair person on the DRC for 3+ years.
- Served as a Member on the board for 5 years. 3+ years as the president.
- Led the effort and managed the irrigation pond dredging effort ensuring the water needs of the HOA would be met through a more reliable source reducing potential future maintenance costs.
- Coordinated the efforts to pass the Short-Term Rental Amendment limiting Short-Term rental activity within the Seasons.
- Represented the HOA resolving litigation working with outside counsel during resulting in the HOA prevailing and awarded approximately \$2K. Successful defense was attributed to the thorough documentation and due diligence that supported the HOA position.

Work History: 35 years with a multi-billion dollar telecommunication company.

Positions included:

- **Manager, Internal Auditing:** Utilized the Risk Based Integrated Auditing principal to identify and mitigate material and operational weakness, presented findings and recommendations to the senior management of Local and National Network Operations business units of the company, identified management control weaknesses, and conducted gap analysis, designed and validated tests while working with external auditors KPMG and Ernst and Young.
- **Procurement / Contracts Manager:** Negotiated, drafted and administered terms and conditions for contracts with outside companies and vendors exceeding \$500M to ensure best price, delivery, quality and services. Prepared and managed Request For Information (RFI), Request for Proposals (RFP) or Request for Quotations (RFQ) process to meet Network Operations client requirements.
- **Human Resource Manager, Workforce Management and Staffing:** Adjusted and downsized organizations through the development of business cases reporting directly to the department Vice-Presidents. Facilitated leveling sessions and other appropriate methods of downsizing to determine the best qualified for remaining positions. Staffed positions through recruitment and screening in compliance with Employee Labor Laws, EEO, ADA, and Affirmative Action Programs.
- **Network Outside Facilities Engineer:** Designed Provisioning loops and fiber optic telecommunication facilities in Olympia Washington and Denver West Metro to meet growth and changes for customers and businesses.

Education: *Bachelor of Science Business Administration*