

The Seasons at Tiara Rado Homeowner's Association
2023 Annual Meeting
Tiara Rado Golf Course Clubhouse
November 30, 2023, at 5 PM

I. Call to Order – President Bruce Noble

- A. Confirmation of Quorum (20% or 29 members)
 - a. Attendance: 65 Members present and 33 Proxies
 - b. Board of Directors: 5 Directors (Bruce Noble, Sharon Currie-Mills, Jim Lauer, Roger Williams, Peggy Vaughn)

II. Approval of the 2022 Annual Meeting Minutes

- A. A motion was made to approve the 2022 Annual Meeting Minutes held on November 29, 2022 (Annual Meeting Minutes found on The Seasons website at <https://www.seasonshoa.com/minutes>)
- B. All members voted unanimously to approve the Minutes as posted on the website; there were no votes in opposition.

III. Consent Agenda – None

IV. Report of Officers

- A. President's Report by Bruce Noble
 - a. "The Seasons HOA Board of Directors has been sued by two members of the HOA. A Settlement Meeting was scheduled for December 7, 2023 at 3:15 PM in Small Claims Court, but it has been pushed back until late January or February of 2024. The Seasons BOD is being represented in these proceedings by an attorney selected and paid for by our HOA Insurance Company. There will be more information forthcoming; however, our attorney has advised the BOD to limit attorney/client information at this time."
 - b. Notes of Appreciation
 - i. Thank you to Cheryl Alpha, Georgette Konzak, and Janice Wuerker for helping with the Annual Meeting registration and counting ballots for this year's Election of Officers and 2024 Budget.
 - ii. Thank you to the following BOD members for their dedication and service to the HOA: Jim Lauer – Outgoing Treasurer; Linda Spinner – BOD representative, Landscape Committee and Irrigation Manager; Roger Williams – Resuming the remainder of Linda Spinner's term on the BOD in 2023 and serving as Chairman of the Seasons Fence Committee.
 - iii. Thank you to the volunteers who serve on the Seasons Fence Committee, Landscape Committee, Design Review Committee, Social Committee, Holiday Decorating Crew and all the volunteers in the Seasons who contribute their time, energy and money as good stewards in our community.
 - c. Fence Update – The Seasons will not be replacing any fences in 2024 due to several issues brought up by homeowners and legal concerns with the covenants that pertain to ownership and maintenance of the South Broadway fence. The Fence Committee and BOD will continue to pursue

replacing the fences along Seasons Drive and South Broadway, and fences will continue to be maintained until they can be replaced.

- d. Financial Objectives – In addition to meeting the financial objectives and budget requirements for 2023, the BOD implemented three positive steps to aid our future financial obligations: 1) Capital Reserve money will be added to the Budget Profit and Loss Statement to build funds for aging infrastructure, emergency funds, and other financial demands that arise out of necessity; 2) A Money-Market account was opened in 2023 that earns 3% interest, and we are expecting about \$400 interest income on this year's statement; 3) The BOD will implement a \$100 Transfer Fee to new homeowners when their property changes ownership to defray settlement costs, treasurer research, printing fees, and other expenses associated with HOA obligations to residents who move into the Seasons. The BOD will vote on the Transfer Fee at the First Quarter meeting in 2024.

B. Treasurer's Report by Jim Lauer

- a. Financial Reports for 2023 have been posted on the Seasons website at <https://www.seasonshoa.com/minutes> and mailed to homeowners in the annual meeting packet that included the Proposed Budget for 2024 and Proxy forms. If anyone has questions concerning the financial reports, please email the BOD at bod@seasonshoa.com
- b. Although Legal, Accounting, and a few other accounts are over the budget for 2023, the excess funds saved from not paying a Property Management Company will offset the overages in other areas. Please refer to the Treasurer's Supplemental Notes and Financial Reports in the Annual Meeting packet for details of the Profit & Loss Budget vs. Actual Income and Expenses.
- c. The Draft Assessment Summary for 2024 reflects an increase of \$4,233.07 from 2023 due to expenses in Operation, Landscape Maintenance/Pest Control, Irrigation System Checks, Repair and Support.
- d. John McCarney asked why Legal expenses were \$2,000 over budget and higher in 2023 than 2022, so Jim Lauer referred John to the Treasurer's Supplemental Notes and Financial Reports for details. Jim Boyd mentioned that one reason Legal has been higher is because we haven't had a Property Management Company that usually helps with legal questions, and we've had to rely on our HOA attorney for issues regarding fences, covenants, member complaints and other questions that have arisen over the year. Bruce agreed that we need a Property Management Company to help the HOA; however, there are currently no companies available.

C. Design Review Committee Report by Susan Fay

- a. Susan Fay introduced the members of the DRC and thanked them for their commitment and hard work. The DRC volunteers are Dana Hlavac, Eileen Lepisto, Tammy Long, Tom LaCroix and Sharon Currie-Mills.
- b. A summary of DRC requests and actions for 2023 includes:
 - i. 37 Notifications – questions or calls for information.
 - ii. 38 Improvement/Change Requests – 28 requests were approved and completed; 4 are approved and waiting for completion; 1 is approved and extended until Spring; 2 were denied; 1 expired; and 2 withdrawn.

- V. 2024 Budget – Discussion and Ratification**
- A. Budget Ratification Vote: HOA members received a Ballot in the Annual Meeting packet mailed to homeowners to vote by Proxy, or they received a paper Ballot at the Annual Meeting if they attended in person.
 - B. Budget Ratification Results:
 - a. 103 Total number of Ballots cast (including 33 Proxies)
 - b. 86 voted **FOR** the Budget
 - c. 17 voted **AGAINST** the Budget
 - d. **The 2024 Budget has been ratified.**
- VI. Election and Voting for Directors**
- A. President Bruce Noble called for nominations from the floor for write-in candidates for the two open board seats. There were no nominations from the floor, so the three candidates who had been previously nominated on the ballot were given 2 minutes each to speak to the Membership present at the Annual Meeting. Secretary Peggy Vaughn explained that Members should only vote for two (2) candidates and could not vote for the same candidate twice. Only one ballot per address was given out.
 - B. Votes were then collected and counted by the voting judges, Cheryl Alpha and Georgette Konzak.
 - a. 89 Total number of Ballots were cast (including 24 Proxies)
 - b. 28 voted for Dan Buckstein
 - c. 77 voted for Jeanne Crouch
 - d. 67 voted for Roger Williams
 - C. **Jeanne Crouch and Roger Williams** were elected to serve as the two new members on the Board of Directors for a 3-year term beginning in January 2024.
- VII. Announcements**
- A. The Seasons Annual Holiday Party will be held at Two Rivers Winery on December 14 from 5:30 to 10:00 PM. Contact Don Fry for more information or to purchase tickets at (405) 365-5636 or donfry54@yahoo.com
 - B. Bruce Noble recognized and welcomed new homeowners who were present at the meeting: Barry Keith – 444 Whitetail Lane; Phyllis and Cass Apple – 2059 Snow Mesa Lane; Daniel and Courtney Petre – 456 Whitetail Lane; and Sue Attaway – 449 Whitetail Lane.
- VIII. Comments and Questions from Members**
- A. Tom Moore asked who was suing the BOD and what the lawsuit was about. Bruce Noble reported that Cynthia Underwood and Jeff Tack are seeking damages in Small Claims Court for an undetermined sum, up to \$7,500, for failure to allow review of HOA documents in a timely manner and other alleged HOA violations, including legal fees. The Seasons HOA Insurance has assigned a claims attorney to represent the HOA, and more information will be available after the first of the year. On the advice of the attorney representing the HOA, Bruce will share the summons with members of the HOA.
 - B. John McCarney asked how many Proxies the BOD received and how the Board Proxies would impact the overall votes for the Budget and BOD ballots. There were 33 Proxies submitted, and 16 of the Proxies were for the Board to vote as their representatives.
- IX. Adjournment –** There was a motion and second to adjourn around 7:15 PM.