

The Seasons at Tiara Rado Homeowner's Association  
Quarter 1, 2024 Meeting Minutes  
Redlands United Methodist Church  
February 27, 2024 – 5:00-6:00 PM

Attendance: 36 members 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, Roger Williams, Jeanne Crouch, Peggy Vaughn
- C. Consent Agenda
  - a. President Noble introduced a new Resolution to implement a \$100 transfer fee to be paid to the HOA by the buyer when property is purchased in the Seasons. The fee does not affect the seller, but it covers the costs of transferring the new owner's information to the Seasons HOA to update homeowner records for assessments, the directory, and other expenses incurred when real estate changes hands.
    - i. There were no questions or comments made by members of the Association.
    - ii. Jeanne Crouch made a motion to approve the Resolution; Sharon Currie-Mills made a second. The BOD voted unanimously to approve the Resolution.
  - b. The Resolution to implement a \$100 transfer fee was passed.
- D. Information Agenda
  - a. President's Report by Bruce Noble
    - i. President Noble introduced the two new Board members that were elected at the 2023 Annual Meeting. Jeanne Crouch was elected for a 3-year term as Treasurer, and Roger Williams was elected for a 3-year term as Member at Large. Roger Williams is also the chairman of the Fence Committee.
    - ii. An update was given to inform homeowners about the lawsuit against the HOA by Cynthia Underwood and Jeff Tack. There will be a Mediation hearing in Mesa County Small Claims Court on March 7, 2024 that is not a public hearing. If the Mediation is unsuccessful and the matter goes to court, the Board will notify members of the Seasons when and where the public hearing will take place.
    - iii. The Design Review Committee is looking for a qualified chairperson to fill the vacancy left by Susan Fay. Sharon Currie-Mills is filling in temporarily until a new chairperson is found. Please contact the BOD if you or someone you know is interested in filling this position.
    - iv. The City of Grand Junction is introducing a new Trash and Dual Stream Recycling Program that is now available in our area. To learn more about this service, contact the City at (970) 244-1570 or [gjcity.org/recycling](http://gjcity.org/recycling).
  - b. Treasurer's Report by Jeanne Crouch
    - i. Ms. Crouch recognized and thanked Jim Lauer, former treasurer, for his dedication and commitment to the HOA for handling their financial records and keeping such good records for the past 3 years. She also thanked Linda Spinner and Sharon Currie-Mills for helping her transition into Jim's shoes.

- ii. March 8 is the deadline for 2024 HOA assessments. Please mail checks to the Seasons at Tiara Rado HOA, 477 Seasons Dr., Grand Junction, CO 81507. Contact [bod@seasonshoa.com](mailto:bod@seasonshoa.com) if you have any questions.
      - iii. The HOA hired Tina Hunter as a bookkeeper to help with the myriad of duties and responsibilities of the treasurer. Ms. Hunter has many years of knowledge and experience as a bookkeeper in both private and non-profit organizations. We welcome her to the Seasons HOA.
      - iv. The 2023 year-end statements are being finalized and will be posted on the website.
    - c. Fence Committee Report by Roger Williams
      - i. Although the HOA will not be replacing the fences along So. Broadway or Seasons Dr. during 2024, the HOA will continue to maintain the fences until a decision can be made on the funding of replacing the fences. 29 posts on Seasons Dr. are in poor shape, and 15 out of 41 posts are loose on the So Broadway fence.
      - ii. The Fence Committee will resume meeting in the next few weeks, and members who are interested in helping the committee or learning more about the fences may contact Roger Williams or the [bod@seasonshoa.com](mailto:bod@seasonshoa.com)
    - d. Design Review Committee Report by Interim Chairwoman Sharon Currie-Mills
      - i. The BOD is still looking for a replacement to lead the DRC. Contact the Board if you or someone you know may be interested in the position. The position requires a lot of record keeping and communication with the BOD and homeowners.
      - ii. The DRC approved the New Build at 459 Shadow Rock Ct. Seasons homeowners will have an opportunity to view the building plans for the new home being built at 459 Shadow Rock Ct. following this evening's meeting. Chuck Lopez, builder, will be present to answer questions.
      - iii. Two fencing and gate requests were approved.
      - iv. One driveway repair, reseal and new color were approved.
      - v. One change of house color was approved.
      - vi. A request to repaint a home in the same color was submitted, but no approval was needed.
- E. Announcements
  - a. Neighborhood Watch Presentation by Officer Arnold Naik, Community Resource Officer with the Grand Junction Police Department.
    - i. Officer Naik discussed several ways that homeowners can work together to protect their homes and properties in the Seasons. Some key points included:
      1. Communication: Know your neighbors and watch out for each other; let them know when you will be gone and how to contact you in case of emergency. Be aware and report suspicious activity to authorities.
      2. Lock your homes and cars, even during the day when you may be home. Do not leave garage door openers in cars when parked outside, and do not leave house keys under door mats, etc. Leave spare keys with trustworthy neighbors or family members instead of hiding them on your property.
      3. Don't open the door to solicitors or unknown people. Be careful with sharing information and answering questions. Don't hesitate to ask

unknown visitors to leave and remind them of the HOA policies that post “No Solicitation”. Door to door sales, political surveys, religious visits, distributing flyers or other information are common examples of solicitation.

4. Visibility: Providing adequate lighting, maintaining landscaping, using security cameras or alarm systems, and being observant are good ways to deter criminal activity in the neighborhood. Have a safety plan for you and your family if your home is broken into.
  - ii. A Neighborhood Watch committee is in the process of being formed in the Seasons, and all homeowners are encouraged to become involved. An informal gathering with Officer Naik was held in February with concerned neighbors, and several good ideas were discussed. David MacAlpine and David Smith have researched Project NOLA with the City of GJPD and Mesa County Sheriff’s Dept., and the HOA is considering installing cameras at the So. Broadway and High Tiara entrances and ditch road.
  - iii. Please contact the [bod@seasonshoa.com](mailto:bod@seasonshoa.com) if you would be interested on serving on the Neighborhood Watch Committee. A chairperson is needed to organize the meetings and work with Officer Naik.

F. Member Comments

- a. Georgette Konzak asked if the HOA would allow trash cans to be set out by 5:00 pm instead of 7:00 pm in the fall and winter due to it being dark and posing a safety risk. There was no objection from the BOD or homeowners present.
- b. Lanny McCormick extended a note of appreciation and recognition to Linda Spinner for all the work she does with the irrigation and landscaping in the Seasons. The BOD and homeowners joined Lanny in thanking Linda for her dedication and many hours of service that she volunteers to help the Seasons.
- c. Fran Phillips announced that she retrieved a yellow trash can that had blown into their yard on Shadow Rock Ct. and to contact her if anyone was missing one.

G. Adjournment

- a. Peggy Vaughn made a motion to adjourn the meeting; Roger Williams made a 2<sup>nd</sup>
- b. Meeting was adjourned at 6:00 PM

H. Chuck Lopez, builder of the new home at 459 Shadow Rock Ct., provided several blueprints for homeowners to review and ask questions after the meeting was adjourned at 6:00 PM. Penny Crom and Chris Mroz, owners of the new home, were also present and welcomed into the neighborhood.