

The Seasons at Tiara Rado Homeowners' Association
Quarter 2, 2026 Board Meeting Minutes – April 16, 2026

Redlands United Methodist Church

- A. **Call to Order** by Bruce Noble at 5:01 PM.
- B. **Establish Quorum of the Board:** Quorum established with four Board Members present (Bruce Noble, Roger Williams, Don Fry and Gretchen Gahm). One member was absent (Wolfgang Sigmund). Owners present: 24 members signed-in, 28 people were counted.
- C. **Consent Agenda.** None.
- D. **Information Agenda.**
 - 1. **President's Report** (delivered by Bruce Noble, Vice President).
 - a. *Stormwater pond dredging and pipe cleaning completion.* After heavy rain in September, it was determined that due to intense flow of water, debris & mud, and a lack of regular maintenance of vaults and pipes, there was extensive mud & silt clogging the lines and vaults. It resulted in the need to dredge ponds, remove debris, flush out mud & silt and restore several areas. Wolfgang and Linda Spinner led the engineering of solutions, putting us in compliance and developing plans to help us with future maintenance and prevention plans. Funds to cover the work were funded through Reserves as they were related to infrastructure.
 - b. *Legal Counsel Updates.* Bruce indicated there have been comments to the Board about the color of a new home built in the neighborhood. This is a developing issue that has been taken under advisement.

He also reported that there are ongoing court proceedings attached to one of the cases involving a former owner in the Seasons. The former owner is pleading that as an At-Risk Adult she is unable to comply with the court's ruling awarding attorneys' fees to a former Board member whose case is being supported in this matter by the Association. The next court hearing is scheduled to be held on May 1, 2026, at 10:00 AM, Courtroom 2 at the Courthouse. Despite the pleading, the Board is optimistic about collecting the awarded fees and new attorneys' fees related to the pursuit.
 - c. *Opportunity to remove the fence on the lot outside of HOA jurisdiction.* Recently the HOA Board started negotiating with Jack Acuff, the owner of the vacant lot at the entry of The Seasons, about the concerning condition of the fence on the lot. Jack has offered the Association permission to remove the fence. If the HOA rejects the offer of removing the fence, then it is to be left standing as is, without on-going repairs and any encroachment on the lot. Jack is concerned that if he permits repairs to be made, those involved could potentially gain certain property rights, at least regarding the fence. He believes it could negatively impact a future sale, as the

individuals who mended the fence might be able to claim reimbursement or even legally obstruct the sale.

- d. *Assessment collection: Annual payment procedures starting in 2027; email opt-ins.* The HOA has moved to single payments for Annual Assessments. Notifications will go out prior to 2027. It was noted that hardships would be considered for owners requesting split payments. The Board, primarily Wolfgang, will be working on the possibility of email opt-ins for next year's notices and billings.
- e. *Upcoming covenant and rules updates, including rental policy review.* The Board does not anticipate any proposed covenant changes in 2026 but will continue to look at proposed rental structures and other covenant changes to keep us up to date with the constantly changing HOA laws, as well as our changing needs.

2. Vice President's Report – See above.

3. Treasurer's Report – Don Fry

Don reported that the Association is doing well financially. He feels that the accounting firm, SDP, is doing a good job for us. Adjustments are being made due to the simplified financial format that the HOA adopted at the beginning of 2026. Linda Spinner is still helping guide those efforts in conjunction with SDP. Despite some anomalies in the Assessment mailings this year in which 30% did not arrive at their destinations (even after two tries), with personal phone calls from Don, all Assessments have been collected. Don expressed appreciation for our owners and acknowledged that he is improving his knowledge base. Sharon Currie-Mills complimented him for doing a great job on the collection of Assessments.

Don also welcomed new owners in our neighborhood; Andy & Liz Koff, Bruce & Toni Keating and Cindy Carothers.

4. Committee Reports – Roger Williams. No report.

5. Secretary's Report – Gretchen Gahm

HOA members were asked to access and print meeting agendas and financials from the website to bring to meetings. We will still provide a few extra copies at meetings.

E. Announcements

- Information was shared that Jim Lauer, Seasons owner and former Board Treasurer, is in declining health and currently receiving hospice care. He was seeking a future home for his two dogs with the goal of keeping them together. Fran Phillips reported that a home was found for his two dogs together. Please keep him in your thoughts.
- It was noted that David Smith, Chris Mroz and Larry Fredrick have been working diligently to improve the Tiara Wash Trail and the path from the Seasons to the golf course from Filing 6, at their own expense. The results are wonderful! Thanks, from a grateful Association!

F. Member Comments

1. A lively discussion ensued about the fence on Jack Acuff's Lot 1. Many thoughtful opinions and questions were posed and summarized below.
 - Numerous members present expressed the desire to repair the fence, but it was made clear that it was not an option at this point.
 - A few people expressed concern about the ugly "dead" lot being at the entry of our Subdivision, especially if the fence is removed. They also felt the fence provided a noise and headlight buffer.
 - A question was asked about whether the Association was going to pay for removal. The idea is for owner volunteers to provide the labor, and several owners indicated that they would contribute needed funds to support the removal and simple "beautification" efforts focused on the city/county right-of-way to buffer the view of the lot.
 - One of the owners endorsed positive communication with the Acuffs as they are one of our homeowners and neighbors, as well as the creators of our neighborhood as the Developers.
 - It was suggested that we attempt to draw up a legal agreement with the Acuffs that would preclude any of our members that participated in repairing the fence making any claims or rights to reimbursement. It was shared that it most likely is not an option, but pursuit of the option could be considered.
 - A hand count was taken to focus on numeric representation of the present members' opinions. There were 11 votes for removing the fence. There was a group of 5 that wanted to record a vote keeping the fence if it could be repaired. There were no votes to leave the fence up in its current condition. Approximately 1/3 of those present did not vote.
 - We closed the discussion and indicated that the Board will decide soon.
 2. Susie Attaway shared information about a Mesa County program that is actively pursuing the eradication of the Japanese Beetle in the County's neighborhoods. They are offering free treatment for grub control in Turf Grass that kills the larvae. It is applied in mid-May to early June. There is information about the program on the Mesa County website, or you can contact Susie by email, attaway03@yahoo.com to access the necessary forms. We encourage educating yourself and participating in the program.
- E. Adjournment.** There being no further business brought before the Board, it was moved by Gretchen Gahm, seconded by Don Fry and unanimously approved, that the meeting be adjourned at 5:54 PM.

Respectfully submitted,
Gretchen Gahm, Secretary
The Seasons at Tiara Rado HOA Association