

The Seasons at Tiara Rado Homeowners' Association

Quarter 3, 2026 Board Meeting Minutes – July 23, 2026

Redlands United Methodist Church

A. Call to Order by Wolfgang Sigmund at 5:03 PM.

B. Establish Quorum of the Board: Quorum established with five Board Members present (Wolfgang Sigmund, Bruce Noble (left meeting @5:30 PM due to scheduling conflict), Roger Williams, Don Fry and Gretchen Gahm). Owners present: 23 members signed-in, 25 people were counted.

C. Consent Agenda. None.

D. Information Agenda.

1. Vice President's Report – Bruce Noble.

a. The Board is working on the creation of an inclusive and responsible *Night Sky Lighting Policy*. Bruce discussed the valued goal shared by The Seasons and the city of Grand Junction to protect the Night Sky. The CC&R's state in Sections 2.04 *Exterior Lights* and 2.12 *No Annoying Light...*; the plan adopted by the City of Grand Junction; and a summary of objectives in crafting the Policy can be found on our website. A finalized Policy with implementation details will be completed soon. A few questions, issues and comments were shared related to exterior lighting.

-There was a question of whether the technical aspects of the possible policy would be clearly understood. Bruce indicated that the people doing the installation of lighting fixtures should easily understand the requirements.

-Concerns were raised about the lighting plan for the new home construction at 453 Shadow Rock Court, which Chris Mroz, Chairman of the DRC fielded. He shared that the following proposals were being negotiated: lighting on timers included to limit duration (off by 10:00 PM); motion lights (for cars entering driveway & front door area); and a reduction of number of fixtures and levels of lighting from the original proposal. He shared that the owners personally have been very responsive to requests. A few comments from owners included: they would like to see the lighting off before 10:00 PM to protect night sky objectives; concerns about consistent flashes of light on the Monument from the operation of motion lights (triggered by people and wildlife); and the number of fixtures and lights still being too many.

b. Bruce discussed the importance of volunteers needed to serve terms on the Board, DRC, Landscaping Committee and occasional special committees. There were handouts titled *Neighbors, We Need Your Help* available at the meeting describing these critical needs.

c. Bruce expressed his, and our, appreciation for the extensive, high-quality work that Wolfgang has accomplished leading our Association. (There was applause!)

2. President's Report - Wolfgang Sigmund

a. *Fire Safety.* While no comprehensive plans have been developed, pre-planning and awareness of options become critical.

Evacuations by vehicles. In addition to the main entrances to The Seasons and High Tiara, in an emergency escaping through the golf course is a consideration. There are three entry paths from the lower Seasons to the golf course. From Whitetail Lane the Ditch Road could be used. After crossing over the cement drive over the ditch, you can turn left and go down the Ditch Road to get to Redland's Parkway. If you turn right from the same spot on the Ditch Road, the Redland's Lift Canal Road will curve left and climb around the Chamberlain property. There may be a closed and locked gate that makes the road look prohibitive, but in an emergency evacuation the option would be to move through it. It is a narrow and somewhat difficult road, but a reasonable way to navigate an emergency exit from the subdivision.

Garage doors won't operate without power, so the roped handles hanging down from the upper track can be used to pull the doors open. Consider a buddy system to help neighbors around you that might not be able to navigate evacuation without assistance, starting by helping with garage doors, then move on from there as needed.

Prepare an *Emergency "GO" bag* and "*what to take list*" prior to having to evacuate. Numerous organizations have suggestion lists for items to prepare. One of our owners presented an excellent suggestion of an APP to download to your cell phone called **Watch Duty: Wildfire & Floods**. It is a non-profit organization that gives up to date alerts, information and recommendations for emergencies. It was highly recommended by several members in attendance.

The Pump Shed by the pond has an *ABC Fire Extinguisher* mounted to the back outside of the enclosure in case of emergency.

Landscaping projects completed for the purpose of fire mitigation include the spring clean-up at the storm water detention pond by the HOA and the Tiara Rado Golf Course removal of the Russian Olive trees at the edge of the HOA property. Owners should frequently review and address landscape conditions with fire mitigation in mind.

b. *2022 Covenants Summary Posted.* The previous Board worked with an attorney to consolidate and incorporate the 2022 amendments into the CC&R's. That document has recently been completed and is now posted on the website. Using the Search button has simplified the process of finding information that might be needed.

c. Irrigation Update. Water shortages and flash floods have impacted our 2026 summer irrigation in multiple ways. Recently there has been a breach in the main water canal causing a complete shutdown of the water in the canal. Redlands Water and Power (RWP) worked 24 hour shifts to repair the issue, which finally started to run on July 27, 2026. Frequent updates during the entire irrigation season are posted on the website with important scheduling and status information. Prior to the emergency shutdown, RWP requested voluntary water cuts. Irrigation moved to 2 days per week instead of 3, with no irrigation on weekends. The Irrigation Pond turnover now aligns better, so algae treatment is needed every 3 weeks instead of every 2 weeks. Some electricity savings have been realized.

Some observed impacts of the changes are that 2 days per week does not support planting new plants, and some plantings, especially turf, have suffered. Some trees are losing leaves and needles. Affected trees need to have an arborist check for pests. Heat and water stress can make it easier for pests to spread and damage multiple neighboring trees. Treating and/or removing damaged or dead trees may be required. Spot water from your domestic water source may need to be occasionally considered. RWP has given us notice that they may do an early season shutdown. Keep checking the website and we will notify you of substantial changes as we receive notice.

d. Storm water drainage update. Last year's flood alerted us to our responsibility to clean stormwater drains, retention areas and the manhole on Snow Mesa Court. All areas were cleaned and after some negotiation, the City took over the manhole. Following the recent storm, the outcome was that drains drained and the culverts stayed clean!

e. Acuff property fence. Jack Acuff came to an agreement to allow Dave Smith, a Seasons owner, and his group of volunteers to take down the fence on Jack's entry lot. This action will be completed without the involvement of the HOA. Jack is going to provide a dumpster for the scrap. The intact posts will be repurposed and used for some trail upgrades within The Seasons. The target for removal will occur at some point when the daily heat is more manageable.

f. Vandalism report. Within the last month we experienced some vandalism in Filing 4. The pump shed door latches were broken and there was some concrete marked with genitalia. The latches have been fixed and the concrete cleaned. Stay aware of your surroundings and report any anomalies you witness to the police and to the HOA.

g. Development of three-year improvement plan. The Board with the support of the Landscape Committee will be working on a three-year improvement plan to address some of the physical aging issues within the subdivision. Those include: a new fence along Seasons Drive, preferably with fire hardened materials; landscape improvements, drought tolerant plants in common areas, turf reduction, replace dead trees with shrubs; and a new pump shed preferably built with fire hardened material and possibly a covered enclosure to minimize noise and weather damage.

h. Discussion on consolidation of HOA hired service starting 2027. The HOA is experiencing challenges in the administration of accounting and communications. The issues include multiple homeowner lists to be maintained across different platforms (lacking accuracy in communication); services not always as responsive as contracted (e.g. Accountants); and the inability to provide online pay options. The total cost is approximately \$15,000 per year (Current cost: Accounting \$13,000, QuickBooks \$1,400, Website \$500, Mailchimp \$200). The options being researched are focused on online services such as PayHOA or others. The cost would be approximately \$5,500 per year and would include a single owners list, self-registration, online billing, accounting and online payments. The Board would welcome input from anyone with knowledge or experience with HOA programs such as PayHOA. The Board is researching and vetting options.

3. Treasurer's Report – Don Fry

Don presented and briefly reviewed the DRAFT P&L's and Balance Sheet. There are some reconciliations with SDP Accounting that need to be completed before the Financials will be officially presented and posted on the website. Don did not expect any sizeable anomalies. He also thanked Linda Spinner as she is still helping guide our financial procedures.

4. Committee Reports – Roger Williams

a. Legal Counsel Update. Roger presented a timeline, summary of issues and some details about the ongoing litigation that a former Seasons owner has undertaken against Peggy Vaughn and the HOA. Presented was information about our legal representation over the duration, including the original representation by our insurance company attorney and our eventual cancellation of the policy by the company due to the former Seasons owner dogged pursuit of the HOA. He provided information about current counsel guiding the case, and the constant court motions being filed, the orders on those motions and the appeals that have continued to be a part of the saga. Peggy and the HOA have prevailed on the issues to date, including orders awarding legal fees and the garnishment for payment of the legal fees in the amount of \$24,623. That money is sitting in trust until another appeal to the courts from the former Seasons owner can be ruled upon. If we prevail on the Appeal, the garnishment in trust will go to pay attorney's fees. Because of the volume of responses, filings and research in answer to the former Seasons owner's court filings, as of June 30, 2026, our additional legal fees are \$38,643. This does not reflect July invoices. A new action and new expenses will need to commence to recover these new attorney fees. We anticipate further filings from the former Seasons owner. We have been provided with very specific input supporting the charges in the bills. Decisions about steps to move forward are in constant consideration by Peggy and the Board, including consideration of our attorney's advice. Following the presentation there were a few comments and questions from owners present. These included feelings about not wanting the former Seasons owner to prevail; wanting to know if we had been

well informed by our counsel about the ongoing difficulties (generally yes); questions about the option of negotiating with the former Seasons owner; and a long-time owner wanted to know how many owners present were aware of the former Seasons owner's actions over time (there were 10 out of 25 present). All information about the judges' orders in the cases, provided at the meeting is public and can be found at the Mesa County Court Clerk's office. The Board cannot publicly discuss future action but wants owners to have an awareness of the finances involved and give owners a chance to ask questions (answers provided will be within allowable limits) and share opinions.

b. DRC. Recently a notice was emailed to owners noting the increasing numbers of rule violations, especially not submitting DRC requests for major changes in yards and house exteriors. It has placed both the homeowner and the Association in a difficult position because concerns that could have been addressed beforehand have become disputes after the work has already been completed. Please follow the approval process before proceeding with your changes or improvements.

5. Secretary's Report – Gretchen Gahm. No report.

E. Announcements

-Seasons Owners' social gatherings are held on the first Tuesday of each month through October 2026 at the Tiara Rado Golf Course restaurant starting at 5:00 PM. Enjoy meeting neighbors, having great conversations and having the option to stay for dinner!

-Oktoberfest will be held on Tuesday, October 13, 2026, from 5:00 to 7:00 PM on the street in front of 453 Snow Mesa Court. There will be a \$5/per person donation. See the website for more information and updates.

-Seasons Ladies Lunch Club followed by optional Mahjong, is held the third Wednesday of each month through October at the Tiara Rado Golf Club, starting at 11:30 AM. RSVP to Tammy Long.

-The Seasons Christmas Party will be held on Monday, Dec. 7, 2026, at Two Rivers Winery. Roger Williams has started the planning process but is in need for several volunteers to help with the planning. Please contact Roger as soon as possible if you are willing to help. We need owners to help so we can be sure we can have the Party!

F. Member Comments.

-There was a brief discussion about Jack Acuff's lot at the entrance to the subdivision.

G. Adjournment. There being no further business before the Board, it was moved by Roger, seconded by Wolfgang and unanimously approved that the meeting be adjourned at 6:36 PM.

Gretchen Gahm, Secretary; The Seasons at Tiara Rado HOA Association