

**The Seasons at Tiara Rado Homeowners' Association  
4th Quarter 2025 Board Meeting Minutes  
Redlands United Methodist Church  
October 29th, 2025 5:06-6:20 p.m.**

Attendance: 20 Homeowners and 5 Board Members

**A. Call to Order by Bruce Noble, President**

**B. Bruce announced a Quorum of Board present** including Bruce Noble, President; Sharon Currie-Mills, Vice President; Jeanne Crouch, Treasurer; Roger Williams, Member; Cheryl Alpha, Secretary

**C. Consent Agenda - None**

**D. Information Agenda**

**a. President's Report by Bruce Noble**

**1. Discussion of proposed changes to short term rental properties**

Bruce provided an overview of the rental history within the Seasons subdivision. In 2019, a covenant modification was implemented, effectively prohibiting short-term rental leases of duration 30 days or less. This measure was enacted to discourage the use of platforms such as Airbnb and Vrbo, as well as individual or group rentals of homes within the Season for weekend gatherings or similar purposes.

To date, there have been no problems with rentals in The Seasons. The few rentals in The Seasons have been a year's length or longer. Despite this lack of problems, homeowners have voiced their opinions at Board Meetings and to individual Board Members that they would like to see this 30-day lease limit increased to six months or one year. The Board responded to members this fall by drafting a Short-Term Rental Ballot for a membership vote to change the lease time limit from 30 days to 180 days. This Covenant change ballot would pass only if approved by 60% of the membership.

Bruce then opened up home rental discussion to members. Members expressed the following thoughts:

- Any lease time over 30 days in Grand Junction is already classified as a long term rental
- Over the years no problems with rentals in Seasons; question why now lease change is even being considered
- Changing rental leases after homeowner already planning on 30 days undermines trust in Association and could lead to an increase in operational and legal expenses
- In good faith one homeowner has prepared home for 30-90 day rental population. Feels being now targeted with short-term ballot change from 30 days to 6 months
- When rental income needed, adding additional restrictions not appropriate
- Grand Junction has a need for intermediate lease times, that being 30-90 days, primarily for traveling professionals: nurses, physicians, medical students, and the like
- Traveling professionals make excellent renters
- Any rental agreement over 30 days too restrictive for homeowners who already own homes in The Seasons
- Experienced rental owner in Denver area expressed traveling medical professionals to be excellent renters
- Not length of time on lease but how home is cared for by owner perhaps more important than length of lease.
- A limitation on the number of rentals in neighborhood should be considered, perhaps by filing, to prevent The Seasons from becoming a rental community
- Experienced relator experienced with short term traveling professionals worked with and had negative experiences with this population of renters

- Rotating 30 day renters have been known to have a negative effect on neighborhoods
- One high end HOA on the Redlands is in the process of increasing rental limit to one year from 30 days

Bruce stated that no homeowner was being targeted for rental short-term lease change; that in fact, a longer lease time has been requested by homeowners for the past three years. For a number of years, Seasons members have not only voiced their opinions for longer rental leases but also for no rentals at all in The Seasons. 60% of the membership will be required for this short-term lease Covenant change. Bruce stated the Board will discuss concerns expressed tonight before taking further action.

## **2. Statement about HOA legal fees**

Bruce read the following statement the Board has previously approved regarding the increase of the legal fees in 2025:

“The Board is eager to provide a full explanation regarding our legal deficit in legal expenses, but it feels premature as we are still in litigation.

As many of you know, we have been in litigation with one homeowner over the past 3 years, and prior to that, there was a case in 2016 with the same homeowner in which the HOA prevailed. It is important to note that the HOA has prevailed in all issues brought by the plaintiff. This includes prevailing in a small claims court case brought against the HOA in 2024 in which our insurance company paid for our legal defense. However, this resulted in our insurance company dropping us. We found other coverage but at a higher price.

There is an ongoing case involving the same homeowner and a former Board member regarding actions that took place when the Board member still served on the Board. The Board feels strongly about our commitment to our fiduciary responsibility to protect current and former Board Members from injurious litigation. The HOA prevailed on all issues in the July trial. All that remains is for the Court to determine the amount of legal fees the homeowner plaintiff will owe the HOA. With that in mind, we are waiting for the Court order to be finalized before commenting further.

Should you wish to attend the hearing, the hearing will be held on November 12th at 8 a.m. at the Mesa County Justice Center at 125 N. Spruce Street.

The Board plans a thorough explanation about our HOA legal expenses at the Annual HOA meeting scheduled for December 2nd at 5 p.m. at the Tiara Rado golf course clubhouse. We have also invited our HOA attorney to attend to answer questions about this matter. We hope you will be able to attend the meeting. Thank you for your patience in this matter.”

Sharon Currie-Mills reported that there is a false rumor going around the neighborhood that the HOA has paid for expenses for the protection orders against a homeowner. Both Peggy Vaughn and Bruce Noble have paid all their legal fees pertaining to their protection orders. Bruce offered to bring all his legal bills pertaining to protection orders to the annual HOA meeting.

## **3. Erosion Committee formed**

Bruce announced a neighborhood erosion committee has been formed and chaired by our resident engineer, Wolfgang Sigmund. With the recent heavy rains, three areas of concern for erosion in The Seasons exists: the end of Snow Mesa Ct., High Tiara drainage, and the Sand Wash along Filings 4, 5, and 6.

Wolfgang announced that on November 7th, at 3:30 p.m. Rick Dorris, City of Grand Junction Development Engineer, will walk the Sand Wash, evaluate the erosion, and give homeowners a

professional direction on the issue. The neighbors who live along Sand Wash will be getting more information about this “walk through” prior to November 7th.

## **b. Treasurer Report by Jeanne Crouch**

### **1. Summary of written report on third quarter financials**

Jeanne spoke briefly about the Seasons Budget for next year. This will be discussed at the annual meeting, and all homeowners will be getting a copy in the mail of the new budget and assessment. Jeanne spoke to the fairness and simplification of next year’s budget and assessment process.

The 3rd Quarter Financial reports are currently on The Seasons website. An update to posted financial report is that 100% assessments for the new South Broadway fence have been collected. Jeanne spoke to several line items:

- Item 70125 insurance costs is over budget due to legal costs resulting from a lawsuit brought against the HOA by an owner. This occurred after last year’s budget had been finalized and resulted in higher insurance premiums.
- Item 70130 Legal expenses are substantially over budget due to the aforementioned lawsuit brought against the HOA by an owner. Also the amount of over budget will change because Filing One homeowners will be paying for their easements for the South Broadway fence that have been prepared by our lawyer
- Item 70135 Management was under budget due to parting ways with our manager. This allowed us to defray a part of the legal expenses.
- Item 70203 Holiday Party is being renamed as Social Fund in the 2026 budget.

## **c. Roger Williams Update on South Broadway Fence Project**

Roger announced that the fence is complete, and staining will commence this week. The project was completed within budget, resulting in an additional \$1000 that will be allocated to to future . The design underwent a modification, replacing the 1x6 boards with 2x4 boards due to the inconsistent quality of the wood used.

Roger expressed gratitude to David Siemsen for overseeing the fence project.

## **E. Announcements**

a. Bruce reminded all about Holiday Party December 11th and another reminder about Annual Meeting December 2nd at 5 pm at the Tiara Rado clubhouse.

b. Sharon Currie-Mills reported that Dr. David McKinney has joined the DRC.

c. Still looking for new Board members. Bruce expressed being a Board member is a great way to know your neighbors and neighborhood.

## **F. Member comments**

- Too many trash trucks in the neighborhood
- Speeding in the neighborhood

## **G. Adjournment**

A motion to adjourn was proposed by Sharon Currie Mills, and a second by Roger Williams.  
The Fourth Quarter Board Meeting was adjourned at 6:20 p.m.

Respectfully Submitted,

Cheryl Alpha, Secretary