



October 31, 2024

Dear Seasons' Residents:

Enclosed in this package you should find all the information needed in connection with the 2024 Annual Meeting of the Seasons at Tiara Rado HOA scheduled to be held on December 5<sup>th</sup> at 5 pm. The meeting this year will again be held at the Tiara Rado golf course club house at 2057 South Broadway. As always, the Annual Meeting is critically important because it is the meeting during which we ratify the annual HOA budget. We sincerely hope you will be able to attend.

This packet includes two documents that are crucial to the success of the Annual Meeting: The Proxy form and the Budget Ballot. Please remember, you **DO NOT** need to fill out either of these forms if you plan to attend the meeting in person. However, if you are not attending, these two documents are essential to helping us both to achieve a quorum and to pass the budget for 2025. We ask that you pay close attention to how you complete both documents **ONLY** if you can't attend the Annual Meeting in person.

As always, remember that the budget passes unless it is voted against by a majority (73 members) of the total voting power of the Association. Were the budget not to pass, we would revert to our 2024 budget.

As we've done in the past, we invite you to submit any questions you may have about the 2025 budget in advance of the Annual Meeting. Questions should be emailed to [bod@seasonshoa.com](mailto:bod@seasonshoa.com) by November 15, 2024. Answers to the questions will be sent to the Membership by November 29, 2024. Of course, budget questions can also be raised at the Annual Meeting as well.

We will also vote to ratify the draft November 30, 2023 Annual Meeting Minutes at the upcoming December 5<sup>th</sup> Annual Meeting. To review the draft 2023 Annual Meeting Minutes, please go to <https://www.seasonshoa.com/minutes> and click on "Annual Meeting Minutes 2023 11.30.23".

Finally, Peggy Vaughn's term on the Board is ending and mine is as well. I have agreed to remain on the Board. Cheryl Alpha has also graciously agreed to serve on the Board. Both of our bios are posted on the HOA website. Because Cheryl and I are running unopposed, no ballot is included in this mailing. Nominations for Board members will also be accepted from the floor at the Annual Meeting on December 5<sup>th</sup>.

Best Regards,

Bruce Noble, President  
Seasons HOA Board

The Seasons Master Association at Tiara Rado  
477 Seasons Drive  
Grand Junction, CO 81507

### **2024 Year of Change and Litigation**

- **Welcomed two new Board Members: Jeanne Couch and Roger Williams**
- **Accounting services have changed dramatically and now we have solid and cost-effective accounting services (bookkeeping, reporting and review) through our CPA firm.**
- **Administration and management needs were addressed with the new Community Manager position.**
- **Litigation continued with the owners of one property, but our attorney prevailed in a judgment for the HOA.**
- **Continued drought caused lots of extra work for Bookcliff Gardens and our irrigation leader, Linda Spinner.**
- **Irrigation infrastructure needs will be addressed in 2025.**
- **Fencing needs on So. Broadway held a surprise causing much discussion and planning.**

### **2025 Board Objectives**

- **Covenant vote for replacing So Broadway Fencing.**
- **New, simplified Property Assessments for 2026.**
- **Changes in irrigation management and expectations for homeowners.**

**The Seasons at Tiara Rado Homeowners' Association  
2024 Annual Meeting  
Meeting Held at Tiara Rado Golf Course Club House  
5 pm on December 5<sup>th</sup>, 2024**

**1. Call to Order**

- a. Confirmation of Quorum (at least 20% or 29 members / Present or by Proxy)

**2. Approval of the 2023 Annual Meeting Minutes (find the minutes at <https://www.seasonshoa.com/minutes> and click on “Annual Meeting Minutes 2023 11.30.23”).**

**3. Consent Agenda**

**4. Report of Officers**

- a. President
- b. Treasurer's Report
  - i. Review of 2024 Financials / Financial Overview
  - ii. 2025 Budget Overview

**5. 2025 Budget—Budget Discussion / Ratification**

- a. Budget Ratification Vote
  - Note: Unless the budget adopted by the Board is rejected by a vote of a majority of the total voting power of the Association (or 73 votes), all Owners, in person at the meeting or by proxy, the budget is ratified.
- b. Budget Ratification Results.

**6. Elections and Voting for Directors**

- a. Motions from the Floor (Must have a Quorum)
- b. Vote for Directors

**7. Announcements**

- a. Committee Reporting

**8. Comments & Questions from Members**

**9. Adjournment**

## I. 2024 Projected Results and Impacts on the 2025 Budget

The 2024 budget results were primarily impacted by two unknown factors at the time the budget was created:

- A. The loss of pro bono bookkeeping services which had previously been provided by Jim Lauer. Consequently, the board had to quickly hire a bookkeeping service. That service became too expensive, and we were not fully satisfied with the results. The Board ended our association with the bookkeeping provider and hired our CPA firm, Soronen Donley Patterson (SDP) to provide services beginning in July 2024. SDP's bookkeeping services for all of 2025 are projected at \$6,000 with an additional \$500 budgeted for other accounting services and advice.
- B. The need for the association to obtain professional management services. Professional management services were obtained in the second half of 2024. These services were unbudgeted for 2024 and are now included in the 2025 budget.

Any overall budgetary shortfalls due to these expenses will be addressed in the 2024 year-end financial statements.

## II. 2025 Budget

40100 Assessment-Annual: increasing on average \$16.53 per month per lot (\$198.38 per year per lot). This change is detailed in the 2025 Budget and in the Assessment Summary and is primarily accounted for in having professional bookkeeping, management and includes the new contract amount for landscaping services.

40200 - Interest Income for 2025. Projected interest income for 2025 is lower than 2024 actuals due to possible interest rate reductions.

40550 – Other Income (Social Fund): This “income” was a one-time event in 2024 when funds managed by a homeowner social committee were brought into the association accounts.

70130 - Legal budget decreased for 2025. Most expenditures in 2024 were due to a homeowner lawsuit against the association; the suit was decided in favor of the association.

70155 - Technology line item includes website maintenance/security and other technology related expenses such as software (MailChimp, Zoom, QuickBooks). This amount increased in 2025 due to cost increases and consolidating these expenses into one account.

Taxes The association is taxed on interest income.

70205 - Comm Landscape Maintenance: Our landscaping contract is renegotiated every 2 years. The 2025 and 2026 Master Contract increased by \$4,278, and the T&M Master Contract decreased by \$2,000 to \$3,000. Tree Services stayed essentially unchanged. The net impact on account 70205 was an increase of \$2,174 for a total of \$31,739 in 2025.

**The Seasons at Tiara Rado HOA**  
**Profit & Loss Budget vs. Actual**  
 Jan - Oct 2024

**2025 FINAL BUDGET 10/31/24**

	Jan - Oct Actuals	2024 Budget	\$ Over Budget (Neg if Under Pos if Over)	DRAFT 2025 Budget
<b>Income</b>				
<b>40000 - Income</b>				
<b>40100 - Assessment - Annual</b>	90,492.60	90,769.98	-277.38	<b>119,335.63</b>
<b>40200 - Interest Income</b>		400.00	35.90	400.00
40210 Oper Acct Interest	1,034.17	0.00	232.22	700.00
40220 Cap Res Acct Interest	493.16	0.00	130.50	300.00
40230 Check Acct Interest	4.25	0.00	1.38	
40240 Social Check Acct Interest	12.08			
40300 - Late Fees	0.00	0.00		
40400 - Fines	0.00			
40450 - Status Letter Fees	700.00	400.00		600.00
40500 - Other Income (Social Fund)	2,049.75	0.00		
40550 - Social Donations Fund				
40560 - NSF Fee Income	20.00			
<b>Total 40000 - Income</b>	<b>94,806.01</b>	<b>91,569.98</b>	<b>3,236.03</b>	<b>121,335.63</b>
<b>Total Income</b>	<b>94,806.01</b>	<b>91,569.98</b>	<b>3,236.03</b>	<b>121,335.63</b>
<b>Expense</b>				
<b>70000 - Expenses</b>				
<b>70100 - Admin - All Filings</b>	54.00			
70105 - Accounting	14,942.50	2,500.00	<b>12,442.50</b>	6,500.00
70107 - Bank Fees	0.50			
70110 - Christmas Supplies	0.00	100.00	<b>-100.0</b>	100.00
70115 - Storage	1,356.00	1,500.00	<b>0</b> <b>-144.00</b>	1,356.00
70120 - Flag Display	160.00	160.00	<b>0.00</b>	160.00
70125 - Insurance	2,242.29	2,000.00	<b>242.29</b>	2,400.00
70130 - Legal	4,417.50	7,500.00	<b>-3,082.50</b>	5,000.00
70135 - Management				0.00
70135 - Management - Other		0.00	0.00	24,000.00
<b>Total 70135 - Management</b>	<b>7,400.00</b>	<b>0.00</b>	<b>7,400.00</b>	<b>24,000.00</b>
70140 - Meeting Expenses	150.00	500.00	-350.00	500.00
70145 - Postage and Copies	218.51	400.00	-181.49	500.00
70150 - Supplies	292.82	500.00	-207.18	500.00
70155 - Technology	1,483.25	1,300.00	183.25	3,200.00
70156 - Refunds				
70160 - Contingency Fund		3,000.00	-3,000.00	0.00
Taxes	257.00	0.00	257.00	400.00
Licenses	53.00		53.00	53.00
Reimbursement Expense	0.00		0.00	
<b>Total 70100 - Admin - All Filings</b>	<b>33,027.37</b>	<b>19,460.00</b>	<b>13,567.37</b>	<b>44,669.00</b>

	Jan - Sept 24 Actuals	2024 Budget	\$ Over Budget (Neg if Under Pos if Over)	DRAFT 2025 Budget
<b>70200 Oper Costs - All Filings</b>				
70202 - Arts & Blooms 2023	304.27			
Fundraisers	0.00			
70205 - Comm Landscape Maint				
70205.1 - Contract - Master	15,995.00	20,565.40	-4,570.40	24,843.00
70205.2 - T & M - Master	2,043.20	5,000.00	-2,956.80	3,000.00
70205.3 - Tree Services	4,000.00	4,000.00		3,896.00
<b>Total 70205 - Comm Landscape Maint</b>	<b>22,038.20</b>	<b>29,565.40</b>	<b>-7,527.20</b>	<b>31,739.00</b>
70210 - Electricity - Entryway	150.54	250.00	-99.46	250.00
70215 - Electricity - High Tiara	145.61	160.00	-14.39	160.00
70220 - Sign Maintenance	0.00	150.00	<b>-150.00</b>	0.00
70225 - Fence Painting	0.00	200.00	-200.00	0.00
70230 - Fence Repair	0.00	400.00	-400.00	0.00
70235 - Irrig Assess High Tiara	0.00	200.00	-200.00	200.00
70240 - Pond Maintenance	0.00			
70240.2 - T & M	549.62	550.00	-0.38	560.00
<b>Total 70240 - Pond Maintenance</b>	<b>549.62</b>	<b>550.00</b>	<b>-0.38</b>	<b>560.00</b>
70245 -Redlands 14 Water Shares	3,010.00	3,000.00	10.00	3,010.00
70255 - Irr. Checks.Comm-Contract	1,490.30	1,916.80	-426.50	1,914.00
<b>Total 70200 Oper Costs - All Filings</b>	<b>27,688.54</b>	<b>36,392.20</b>	<b>-8,703.66</b>	<b>37,833.00</b>
<b>Total 70000 - Expenses (Admin + Oper)</b>	<b>60,715.91</b>	<b>55,852.20</b>	<b>4,863.71</b>	<b>82,502.00</b>
<b>70300 - Oper. Costs Filing 4 CY</b>				
70305 - Turf & Irrigation				
70305.1 - Contract	7,351.54	9,452.80	-2,101.26	9,874.00
70305.2 - Lawn Pest Control - T & M		750.00		417.60
70305.3 - Admin Fee				0.00
<b>Total 70305 - Turf &amp; Irrigation</b>	<b>7,351.54</b>	<b>10,202.80</b>	<b>-2,851.26</b>	<b>10,291.60</b>
<b>Total 70300 - Oper. Costs Filing 4 CY</b>	<b>7,351.54</b>	<b>10,202.80</b>	<b>-2,851.26</b>	<b>10,291.60</b>
<b>70350 - Irrig. Costs Filing 1 (9 Properties)</b>				
70355- Irrigation R & M				
70355.1 - Contract System Chks	783.23	1,007.00	-223.77	1,059.00
70355.2 - T & M Repair Fund	174.32	586.21	-411.89	211.24
<b>Total 70350 - Irrig. Costs Filing 1 (9 Properties)</b>	<b>957.55</b>	<b>1,593.21</b>	<b>-635.66</b>	<b>1,270.24</b>
<b>70400 - Irrig Small System (SS)</b>				
70405 - Electricity - SS Pump	330.77	350.00	-19.23	350.00
70410 - Irrigation R & M				
70410.1 - T & M Common Area	906.56	1,200.00	-293.44	1,200.00
70410.2 - T & M Filing 3 (HOA covers)				
<b>Total 70410 - Irrigation R &amp; M</b>	<b>906.56</b>	<b>1,200.00</b>	<b>-293.44</b>	<b>1,200.00</b>
70415 - Start Up / Shut Down	914.69	1,176.00	-261.31	1,665.00
<b>Total 70400 - Irrig Small System (SS)</b>	<b>2,152.02</b>	<b>2,726.00</b>	<b>-573.98</b>	<b>3,215.00</b>

	Jan - Sept 24 Actuals	2024 Budget	\$ Over Budget (Neg if Under Pos if Over)	DRAFT 2025 Budget
<b>70500 - Irrig Large System (LS)</b>				
70505 - Electricity - LS Pump	2,347.73	2,500.00	-152.27	2,500.00
70510 -Electricity Berm 6 Contr	147.49	150.00	-2.51	150.00
70515 - Irrigation R & M				
70515.1 - Contract	1,361.08	1,750.00	-388.92	2,125.00
70515.2 -T & M (Brm 4&6, Cust 4, Fil 5, Pnd)	477.64	1,000.00	-522.36	1,000.00
70515.3 - T & M (Filing 4CY)	1,807.06	2,000.00	-192.94	2,000.00
<b>Total 70515 - Irrigation R &amp; M</b>	<b>3,645.78</b>	<b>4,750.00</b>	<b>-1,104.22</b>	<b>5,125.00</b>
70520 - Start Up / Shut Down	2,220.54	2,855.00	-634.46	3,730.00
<b>Total 70500 - Irrig Large System (LS)</b>	<b>8,361.54</b>	<b>10,255.00</b>	<b>-1,893.46</b>	<b>11,505.00</b>
<b>70600 - Irrigation - Filing 7</b>				
70605 - Electricity -Fil 7 Pump	180.82	200.00	-19.18	200.00
70610 - Irrigation R & M				
70610.2 - T & M	140.00	200.00	-60.00	200.00
<b>Total 70610 - Irrigation R &amp; M</b>	<b>140.00</b>	<b>200.00</b>	<b>-60.00</b>	<b>200.00</b>
70615 - Start Up / Shut Down	130.62	167.96	-37.34	155.00
<b>Total 70600 - Irrigation - Filing 7 Common</b>	<b>451.44</b>	<b>567.96</b>	<b>-116.52</b>	<b>555.00</b>
<b>80000 Dues Contrib. to Cap Res</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>10,000.00</b>
<b>Other Expenses</b>				
<b>Total Exp (Admin+Oper+4CY Oper &amp; SS+ LS+F7 Irrig)</b>	<b>89,990.00</b>	<b>91,197.17</b>	<b>-1,207.17</b>	<b>119,338.84</b>
<b>Net Income (Excluding Capital Projects)</b>	<b>4,816.01</b>	<b>372.81</b>	<b>4,443.20</b>	<b>1,996.79</b>
<b>90000 Capital Projects</b>				
90010 - Pump Replacement (SS)	0.00	3,000.00	-3,000.00	0.00
90020 - Pump Replacement (LS)	0.00	1,787.84	-1,787.84	2,000.00
90030 - Pump Replacement (7)	0.00	1,000.00	-1,000.00	0.00
90040 - Infrastructure	1,385.00	3,631.54	-2,246.54	7,000.00
90050 - Pond Landscape	0.00	0.00	0.00	0.00
90060 - Pond Dredging	7,000.00	5,590.10	1,409.90	1,000.00
90070 - Landscape Improvements	1,735.18	3,337.40	-1,602.22	0.00
90080 - Fence Repair & Paint	0.00	11,200.00	-11,200.00	0.00
<b>Total 90000 Capital Projects</b>	<b>\$10,120.18</b>	<b>\$29,546.88</b>	<b>-\$19,426.70</b>	<b>\$10,000.00</b>

**The Seasons at Tiara Rado HOA  
Capital Reserves Budget 2025**

<b>CAPITAL RESERVE COMPONENTS</b>	<i><b>POSSIBLE COSTS in NEXT 5 YEARS</b></i>	<b>Ending Balance 2024 before Interest &amp; 4th Qtr Exp*</b>	<b>Projected Transfer from 2024 Budget Surplus/Interest Earned</b>	<b>2025 \$10,000 Dues Assessment Additions</b>	<b>Projected 2025 Balance with Assessments, Interest &amp; Surplus</b>
Pump Replacement: 4 pumps -SS/LS/F7/Canal	\$12,900.00	\$7,287.84	\$0.00	\$2,000.00	\$9,287.84
Infrastructure - (Irrigation, VFD, Fountain, Small System Common, Filing 7 Common, High Tiara & So Broadway Entrances, F6 Street, Storm Water & Berm, F6 Common Areas)	\$20,000.00	\$9,336.64	\$434.45	\$7,000.00	\$16,771.09
Pond Maintenance - Landscape	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Pond Dredging /2029 (every 5/6 years)	\$8,000.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
Landscape Improvement--All Common Areas	\$6,000.00	\$1,602.22	\$0.00	\$0.00	\$1,602.22
Fence Replacement, Repair and Paint	\$83,520.00	\$11,200.00	\$0.00	\$0.00	\$11,200.00
South Broadway, North Side \$28,800 (Replace)					
Seasons Drive \$54,720 (Replace)					
Other-SS Pump Shed, LS Pump Shed \$1,000 (Paint)					
<b>TOTAL</b>	<b>\$132,420.00</b>	<b>\$29,426.70</b>	<b>\$434.45</b>	<b>\$10,000.00</b>	<b>\$39,861.15</b>
				Assessment funds to be added by May	
<b>2024 Beginning Balance with Assessment Funds</b>	<b>\$39,546.88</b>				
Minus Expenditures of					
Pond Dredging 4/9 Hi River Construction/Dredging	\$6,500.00				
Pond Dredge Cleanup & Landscape Bookcliff \$581.69	\$581.69	\$500 Dredge/\$81.69 Landscape			
Berm 4 Rock Refresh Landscape 6/13 Bookcliff	\$997.74				
West Bank Pond Rock Replace 6/13 Landscape Bookcliff	\$655.75				
Repair Main Line Large System Pump 6.17/Infrastructure	\$784.64				
Add'l Lg System System Checks July/Aug (Algae)/Infrastructure	\$236.60				
Wire break Lg System/Install wire less node 8/7/Infrastructure	\$363.76				
<b>Total Expenditures Current to Oct 22, 2024</b>	<b>\$10,120.18</b>				
<b>Balance As of Oct 22, 2024</b>	<b>\$29,426.70</b>				

**DRAFT 2025 Budget**

Admin. =	\$	44,669.00
Oper. =	\$	37,833.00
SIS =	\$	3,215.00
F7 =	\$	555.00
LIS =	\$	11,505.00
Reserves =	\$	10,000.00

**DRAFT #2 2025 BUDGET (10-29-24)**

**Filing 1 - 9 Properties with Irrigation**

Filing 1 (with Irrigation) System Checks	\$1,059.00
Filing 1 (with irrigation) T&M Repair Fund	<b>\$211.24</b>

**DRAFT 2025 ASSESSMENT SUMMARY**

FILING	NUMBER OF LOTS	ADMIN.	OPER.	SMALL SYSTEM	LARGE SYSTEM	FILING 7 Common Area IRRIGATION	RESERVE	2024 DUES	2025 BUDGET 2025 DUES	TOTAL 2025 COLLECTIONS
<u>1 COURT YARD (with irrigation)</u>										
System Checks				\$ 117.67						
T&M Repair Fund				\$ 23.47						
Small System Support				\$ 126.39						
<b>1 COURT YARD (with irrigation) TOTAL</b>	9	\$ 310.20	\$ 262.73	<b>\$ 267.53</b>	\$ 23.97	\$ 3.85	\$ 69.44	\$ 719.65	<b>\$ 937.73</b>	\$ 8,439.53
1 COURTYARD (without Irrigation)	4	\$ 310.20	\$ 262.73	\$ 7.43	\$ 23.97	\$ 3.85	\$ 69.44	\$ 488.92	<b>\$ 677.63</b>	\$ 2,710.53
2 CUSTOM (High Tiara, no irrigation)	18	\$ 310.20	\$ 262.73	\$ 7.43	\$ 23.97	\$ 3.85	\$ 69.44	\$ 488.92	<b>\$ 677.63</b>	\$ 12,197.39
3 CUSTOM (w/ Irrig & System Chks)	15	\$ 310.20	\$ 262.73	\$ 78.81	\$ 23.97	\$ 3.85	\$ 69.44	\$ 549.44	<b>\$ 749.01</b>	\$ 11,235.08
<u>4 COURTYARD</u>										
4 CY WITH LANDSCAPE MAINT.			\$ 548.56							
4 CY OPERATING			\$ 262.73							
4 CY LAWN PEST			\$ 23.20							
<b>4 COURTYARD TOTAL</b>	18	\$ 310.20	\$ 834.48	\$ 7.43	\$ 151.80	\$ 3.85	\$ 69.44	\$ 1,169.68	<b>\$ 1,377.22</b>	\$ 24,789.99
4 CUSTOM (with Irrigation)	18	\$ 310.20	\$ 262.73	\$ 7.43	\$ 229.06	\$ 3.85	\$ 69.44	\$ 671.73	<b>\$ 882.72</b>	\$ 15,888.99
4 CUSTOM (without Irrigation)	4	\$ 310.20	\$ 262.73	\$ 7.43	\$ 23.97	\$ 3.85	\$ 69.44	\$ 488.92	<b>\$ 677.63</b>	\$ 2,710.53
5 CUSTOM - INTERIOR (with Irrig)	13	\$ 310.20	\$ 262.73	\$ 7.43	\$ 103.62	\$ 3.85	\$ 69.44	\$ 559.92	<b>\$ 757.28</b>	\$ 9,844.67
5 CUSTOM - MONUMENT (with Irrig)	5	\$ 310.20	\$ 262.73	\$ 7.43	\$ 229.06	\$ 3.85	\$ 69.44	\$ 671.73	<b>\$ 882.72</b>	\$ 4,413.61
6 CUSTOM (without Irrigation)	34	\$ 310.20	\$ 262.73	\$ 7.43	\$ 23.97	\$ 3.85	\$ 69.44	\$ 488.92	<b>\$ 677.63</b>	\$ 23,039.51
7 COMMON AREA Irrigation	6	\$ 310.20	\$ 262.73	\$ 7.43	\$ 23.97	\$ 3.85	\$ 69.44	\$ 488.92	<b>\$ 677.63</b>	\$ 4,065.80
<b>TOTAL</b>	<b>144</b>						<b>2024 TOTAL:</b>	<b>\$ 90,769.98</b>		<b>2025 TOTAL</b>
										<b>\$ 119,335.63</b>
									Difference: '24 to	
									'25 (Increase)	<b>\$ (28,565.65)</b>



**Seasons at Tiara Rado Homeowners Association**

477 Seasons Drive  
Grand Junction, CO 81507

**The Seasons HOA 2024 Annual Meeting of Members**

**December 5<sup>th</sup>, 2024 at 5 pm**

Meeting to be Held at Tiara Rado Golf Course Club House

**BUDGET BALLOT**

**NOTE: ONLY USE THIS BALLOT IF YOU WILL NOT ATTEND THE ANNUAL MEETING IN PERSON!**

Please mark your choice with an (X) in the appropriate blank:

\_\_\_\_\_ **FOR** 2025 Budget as proposed by the Board of Directors

\_\_\_\_\_ **AGAINST** 2025 Budget as proposed by the Board of Directors

Note: The budget will not be ratified if a majority of homeowners (73) in person or through use of this ballot reject the proposed budget for 2025 (See revised Policy 3 on the Seasons website.) The budget will be ratified if a homeowner majority fails to reject the budget.

Homeowner Signature: \_\_\_\_\_ DATE \_\_\_\_\_

Homeowner Printed Name: \_\_\_\_\_

This ballot can be submitted in three ways: hand-deliver to another homeowner who is attending the meeting or, to a Board member (Sharon Currie-Mills, Peggy Vaughn, Roger Williams, Jeanne Crouch, or Bruce Noble) or, mail the ballot to 477 Seasons Drive, Grand Junction, CO 81507; or sign and scan this form and email it to the Board at [bod@seasonshoa.com](mailto:bod@seasonshoa.com).

**All Ballots must be received no later than 4 pm on Tuesday, December 3, 2024**

**Submit ONE Budget Ballot per Address Only**

**Proxy Form for 2024 Annual Meeting**

Seasons at Tiara Rado HOA

Meeting to be held at Tiara Rado Golf Course Club House at 5 pm, December 5, 2024

**PROXY:** I do appoint and grant my proxy by checking the blank next to ONE of the 3 options:

\_\_\_\_\_ Option 1: **The Members of the Board of Directors of the Association present at the Annual Meeting acting by and through a vote of the majority of those Board Members.**

\_\_\_\_\_ Option 2: **I assign my proxy to (enter name):** \_\_\_\_\_

\_\_\_\_\_ Option 3: **My proxy is to be used only for the purpose of attaining a quorum.**

**This proxy is to be used to establish the presence of a quorum and to cast my vote on all matters that may come before the meeting, unless Option 3 is selected. All previous proxies are revoked. This proxy is void if I attend the meeting in person.**

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**Home Owner Legal Signature**

**Date**

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**Print Home Owner Name**

**Address**

This proxy can be submitted in three ways: hand-deliver to a Board member (Sharon Currie-Mills, Peggy Vaughn, Roger Williams, Jeanne Crouch, or Bruce Noble); mail the ballot to 477 Seasons Drive, Grand Junction, CO 81507; or sign and scan this form and email it to the Board at [bod@seasonshoa.com](mailto:bod@seasonshoa.com).

**All Proxies must be received no later than 4 pm on Tuesday, December 3, 2024**

**Submit ONE Proxy per Address Only**