

October 31, 2025

Dear Seasons' Residents:

Enclosed in this package is the information needed for the 2025 Annual Meeting of the Seasons at Tiara Rado HOA scheduled for December 2nd at 5 pm. The meeting will again be held at the Tiara Rado golf course club house at 2057 South Broadway. The Annual Meeting is critically important as the meeting during which we ratify the annual HOA budget. We 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 2026. We ask that you pay close attention to how you complete both documents **ONLY** if you can't attend the Annual Meeting in person.

We had intended to enclose a ballot asking you to vote on extending the 30 day short-term rental limitation approved by the HOA in 2019. (To see the full 2019 short-term rental covenant amendment, go to <https://www.seasonshoa.com> and look under "Governing Documents" and then "Master Assn Declaration of Covenants..."). Based on comments received during the October 29, 2025 Quarterly Meeting, we have decided to conduct a poll on the issue rather than voting on it at this time. A major part of the polling effort will be conducted in conjunction with the Annual Meeting on December 2nd.

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 2025 budget. Please note that the 2026 budget is less than 2025.

As we've done in the past, we invite you to submit any questions you may have about the 2026 budget in advance of the Annual Meeting. Questions should be emailed to bod@seasonshoa.com by November 18, 2025. Answers to the questions will be sent to the Membership by November 30, 2025. Of course, budget questions can also be raised at the Annual Meeting as well.

We will also vote to ratify the draft 2024 Annual Meeting Minutes during the meeting on December 2nd. To review the draft 2024 Annual Meeting Minutes, please go to <https://www.seasonshoa.com/minutes> and click on "2024 Annual Meeting Minutes".

The bios of the current Board candidates are posted on the Seasons HOA website. Nominations for Board members will also be accepted from the floor at the Annual Meeting on December 2nd.

Best Regards,

Bruce Noble
President, Seasons HOA Board

2025 Overview

- **Completed South Broadway fence project**
- **Migrated our bookkeeping services to our CPA firm (Soronen, Donley & Patterson) and secured a favorable price for their services**
- **Moved to a greatly simplified budget format**
- **Implemented new, simplified HOA Property Assessments**
- **Eliminated Community Manager position to achieve cost savings**
- **Litigation continued to create significant legal fees for the HOA**
- **With the assistance of Bookcliff Gardens and Redlands Water, we had a relatively smooth irrigation season**
- **Created an Erosion Committee to address concerns that emerged during heavy September/October rains**
- **DRC approved the construction of 3 new homes**

2026 Board Objectives

- **Welcome and orient new Board members**
- **Evaluate storm water issues through work of the Erosion Committee**
- **Irrigation infrastructure needs will be addressed**
- **Prepare to re-advertise the landscaping/irrigation contract when it expires at the end of 2026**
- **Evaluate electronic payment options for assessments**

**The Seasons at Tiara Rado Homeowners' Association
2025 Annual Meeting
Meeting Held at Tiara Rado Golf Course Club House
5 pm on December 2, 2025**

- 1. Call to Order**
 - a. Confirmation of Quorum (at least 20% or 29 members / Present or by Proxy)
- 2. Approval of the 2024 Annual Meeting Minutes (find the minutes at <https://www.seasonshoa.com/minutes> and click on “2024 Annual Meeting Minutes”.)**
- 3. Consent Agenda**
- 4. Report of Officers**
 - a. President
 - i. Recognize new HOA members
 - ii. Thank you to outgoing Board members
 - iii. Discussion of 2025 legal fees and related issues
 - b. Treasurer’s Report
 - i. Review of 2025 Financials / Financial Overview
 - ii. 2026 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**

Proxy Form for 2025 Annual Meeting

Seasons at Tiara Rado HOA

Meeting to be held at Tiara Rado Golf Course Club House at 5 pm, December 2, 2025

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.

Home Owner Legal Signature

Date

Print Home Owner Name

Address

This proxy can be submitted in three ways: hand-deliver to a Board member (Sharon Currie-Mills, Cheryl Alpha, 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 board@seasonshoa.com.

All Proxies must be received no later than 4 pm on Monday, December 1, 2025

Submit ONE Proxy per Address Only

Seasons at Tiara Rado Home Owners Association
477 Seasons Drive
Grand Junction, CO 81507

The Seasons HOA 2025 Annual Meeting of Members
December 2nd, 2025 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** 2026 Budget as proposed by the Board of Directors

_____ **AGAINST** 2026 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 2026 (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: _____

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