THE SEASONS MASTER ASSOCIATION AT TIARA RADO
477 Seasons Drive
Grand Junction, CO 81507
Email [bod@seasonshoa.com]

October 31, 2026

Dear Seasons Residents:

You are invited to the **2026 Annual Meeting** of the Seasons at Tiara Rado Homeowners Association on December 1, 2026, at 5:00 p.m. The meeting will be held at the Clubhouse 25 at Tiara Rado Golf Course, 2057 S Broadway, Grand Junction, CO 81507.

The enclosed packet contains information and materials for the meeting, including the proposed 2027 budget. The Annual Meeting provides an important opportunity to review Association business, ask questions, and participate in the budget ratification process. We encourage all homeowners to attend.

Proxy Form and Budget Ballot

Two documents in this packet—the Proxy Form and the Budget Ballot—are especially important if you cannot attend.

- If you plan to attend in person, you do not need to complete either form in advance.
- If you cannot attend, please complete and return both forms according to the instructions provided. Your proxy helps establish a quorum, and your ballot records your vote on the proposed budget.

Please review the instructions carefully so that your participation can be properly recorded.

Proposed 2027 Budget

The proposed budget is ratified unless a majority of the Association's total voting power - 73 members-votes against it. If the proposed 2027 budget is rejected, the Association will continue operating under the 2026 budget, which would require the cancellation of some services.

We welcome questions about the proposed budget in advance of the meeting. Please email your questions to bod@seasonshoa.com by November 15, 2026. Responses will be distributed to the membership by November 29, 2026. You may also ask questions at the Annual Meeting.

A**nnual Meeting Minutes and Board Candidates**

At the meeting, members will vote on approval of the draft 2025 Annual Meeting Minutes. Please review the draft before the meeting by visiting the Minutes page on the Seasons HOA website and selecting the appropriate Annual Meeting Minutes.

Biographies of the current Board candidates are also posted on the Association's website. Additional nominations for Board positions will be accepted from the floor at the Annual Meeting.

2026 Overview

This year's activities and developments included:

- Completion of stormwater pond dredging and hydro-vacuum cleaning of stormwater pipes and irrigation vaults.
- Additional winter watering for HOA common area trees and additional weeding in summer.
- A relatively smooth irrigation season, with support from Bookcliff Gardens and our irrigation leader, Linda Spinner assisted by Dan Buckstein in the late season.
- Design Review Committee approval for construction of one new home.
- Continued litigation, which generated significant legal expenses for the Association.
- Signing of a new landscaping contract for 2027–2028.

2027 Board Objectives

The Board's priorities for the coming year include:

- Welcoming and orienting new Board members.
- Evaluating an integrated HOA management platform for member communications, assessment billing, accounting coordination, and electronic payment options.
- Beginning planning for replacement of the Seasons Drive fence in 2028.
- Reviewing the Association's assets and maintenance responsibilities in preparation for a quantitative reserve study in 2028.
- Reviewing and updating outdated or conflicting policies.
- Making governing documents available on the website in searchable, machine-readable form so residents can more easily locate relevant provisions.

Thank you for your participation and continued support of our community. We look forward to seeing you on December 1.

Best regards,

Wolfgang Sigmund
President, Seasons HOA Board

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The Seasons at Tiara Rado Homeowners' Association

2026 Annual Meeting Agenda

Location: Clubhouse 25 at Tiara Rado Golf Course, 2057 S Broadway,
Grand Junction, CO 81507
December 1, 2026 | 5:00 p.m.

1. Call to Order

- Confirmation of quorum: at least 20% of members (29 members), present in person or represented by proxy.

2. Approval of Previous Annual Meeting Minutes

- Approval of the 2025 Annual Meeting minutes.
- Meeting minutes are available on the Association's website under "Meeting Minutes." Select "2025 Meeting Minutes Including Annual Meeting 12.2.25" **https://www.seasonshoa.com/minutes**

3. Reports of Officers

A. President's Report

- Welcome and recognition of new HOA members.
- Recognition and appreciation of outgoing Board members.
- Discussion of potential community improvements and future initiatives:
    - Infrastructure: Renewal of the Seasons Drive fence and construction of a new pumphouse.
    - Landscaping and summer comfort: Landscape improvements for drought tolerance and strategic plantings to provide shade and reduce summer heat.
    - Charitable support and contributions: Exploration of creating a nonprofit organization to receive donations, including gifts of land or funds.
    - Fire safety and neighbor assistance.

B. Treasurer's Report

- Review of 2026 financial results.
- Overview of the proposed 2027 budget.

4. 2027 Budget Discussion and Ratification

- Discussion of the budget adopted by the Board.
- Budget ratification vote.
- Announcement of results.

Budget ratification procedure: The budget is ratified unless rejected by a majority of the Association's total voting power—73 votes—with votes cast in person or by proxy.

5. Election of Directors

- Introduction of candidates.
- Nominations from the floor, subject to quorum.
- Vote for directors.

6. Announcements

- Holiday party update.

7. Committee Reports

8. Member Comments and Questions

9. Adjournment

Proxy Form for 2026 Annual Meeting
Seasons at Tiara Rado HOA
Meeting to be held at the Clubhouse 25 at Tiara Rado Golf Course, 2057 S Broadway, Grand Junction, CO 81507 at 5 pm, December 1, 2026

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 (Wolfgang Sigmund, Don Fry, Gretchen Gahm, Roger Williams, 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.

All Proxies must be received no later than 4 pm on Monday, November 30, 2026.

Submit ONE Proxy per Address Only

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

The Seasons HOA 2026 Annual Meeting of Members
December 1st, 2026 at 5 pm
Meeting to be held at the Clubhouse 25 at Tiara Rado Golf Course, 2057 S Broadway, Grand Junction, CO 81507

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** 2027 Budget as proposed by the Board of Directors

_____ **AGAINST** 2027 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 2027 (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 a Board member (Don Fry, Gretchen Gahm, Wolfgang Sigmund, Roger Williams, 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.

All Ballots must be received no later than 4 pm on Monday, November 30, 2026.

Submit ONE Budget Ballot per Address Only

2027 Seasons at Tiara Rado Budget — Final

Account / Budget Item	2026 Budget	2027 Budget
Income		
40000 - Income		
40100 - Assessment - Annual	$111,548	$132,476
40200 - Interest Income		
40210 - Interest from Operating Account	$900	$653
40220 - Interest from Capital Reserve Account	$500	$246
40230 - Interest from Checking Account	$50	$8
40240 - Interest from Social Checking		
Total 40200 - Interest Income	**$1,450**	**$907**
40450 - Status Letter Fees	$600	$600
Total 40000 - Income	**$113,598**	**$133,983**
Gross Profit	**$113,598**	**$133,983**
Expenses		
Admin All Filings		
70105 - Accounting	$12,265	$12,265
70110 - Christmas Supplies	$100	$100
70115 - Storage	$1,400	$1,400
70120 - Flag Display	$160	$160
70125 - Insurance	$3,000	$3,500
70130 - Legal	$5,000	$10,000
70135 - Management and Training	-	$300
70140 - Meeting Expenses	$500	$500
70145 - Postage & Copies	$600	$600
70150 - Supplies	$500	$500
70155 - Technology & Subscriptions	$3,500	$3,500
70170 - Taxes	$600	$400
70175 - Licenses	$50	$275
70160 - Contingency Fund	$5,000	$5,000
70203 - Social Fund		
Total 70100 - Admin - All Filings	**$32,675**	**$38,500**
70200 - Operational Costs All Filings		

2027 Seasons at Tiara Rado Budget — Final

Account / Budget Item	2026 Budget	2027 Budget
70205 - Contract Landscape Maintenance	$34,717	$40,159
70206 - T&M Landscape Maintenance	$1,500	$1,500
70207 - Contract Large Tree Service Common	$4,000	$3,500
70210 - Electricity Entry Areas	$450	$500
70235 - Irrigation Shares		
70235.1 - Redlands W&P 14 Shares	$3,200	$4,900
70235.2 - High Tiara Water Lease	$250	$450
Total 70200 - Operational Costs All Filings	**$44,117**	**$51,009**
70300 - Irrigation Costs HOA Canal & High Tiara		
70301 - Monthly Contract Irrigation	$10,648	$13,519
70302 - T&M Irrigation Repairs	$5,708	$5,708
70303 - Irrigation Electricity	$3,400	$3,740
Total 70300 - Irrigation Costs HOA Canal & High Tiara	**$19,756**	**$22,967**
Total Admin, Operational & Irrigation	**$96,548**	**$112,476**
Capital Contribution	**$15,000**	**$20,000**
Total Expenses	**$111,548**	**$132,476**
Net Operating Income	**$2,050**	**$1,507**
Transfer from Operating	$15,000	$15,000
Other Expenses		
90000 - Capital Projects		
Total Pump Repair & Replacement	$3,000	$3,000
90040 - Infrastructure	$7,000	$12,500
90050 - Pond Landscape	$1,000	-
90060 - Pond Dredging	$1,000	$1,000
90070 - Landscape Improvements	-	$2,500
90080 - Fence Repair & Paint	-	$1,000
90090 - Stormwater Control Reserve	$3,000	-
Total Capital Projects	**$15,000**	**$20,000**
Total Other Expenses	**$15,000**	**$20,000**
Net Other Income	**-**	**-**
Net Income	**$2,050**	**$1,507**

Assessment by Service Category

Service Category	# Lots	Adjusted % of Budget	$ Value 2027 Budget	2027 Assessment per lot in Service Area
(A) No H/O Irrig.				
F1 No H/O Irrig	4	2.00%		
F2 No H/O Irrig	18	8.00%		
F4 No H/O Irrig*	5	2.00%		
F6 No H/O Irrig	34	19.00%		
F7 No H/O Irrig	6	3.00%		
Total (A)	**67**	**34.00%**	**$45,041.84**	**$672.27**
(B) With Irrigation Pump Time: Filing 4, 5 Custom Monument				
F4 w/irrig (custom)*	17	14.00%		
F5 Custom Monument w/Irrig	5	4.00%		
Total (B)	**22**	**18.00%**	**$23,845.68**	**$1,083.89**
(C) With Drip Irrigation (F3, 5 Interior)				
F3 W/Drip Irrig	15	9.00%		
F5 Custom Interior w/Drip Irrig	13	8.00%		
Total (C)	**28**	**17.00%**	**$22,520.92**	**$804.32**
(D) F4 Landscape Maint w/Irrig; Courtyard				
(D) F4 Landscape Maint w/irrig; Courtyard	18	24.00%		
Total (D)	**18**	**24.00%**	**$31,794.24**	**$1,766.35**
(E) F1 w/Irrig				
(E) F1 with/Irrig	9	7.00%		
Total (E)	**9**	**7.00%**	**$9,273.32**	**$1,030.37**
Total	**144**	**100.00%**	**$132,476.00**	

HOA Board Candidate Statement

Name: Andy Koff
Property/Address: 2055 Canyon Shadow Court
Residency: Resident since April 2026

Professional Background & Qualifications

My professional background is in cancer biology. For more than 32 years, I led a basic science research laboratory at Memorial Sloan Kettering Cancer Center in New York, continuously funded by federal grants complemented with support by a varied group of philanthropic and pharmaceutical companies. Alongside my research, I advised graduate students, both in my laboratory and throughout the Cancer Center, and directed and co-chaired graduate programs in Biochemistry and Structural Biology, Molecular Biology, and Cellular and Developmental Biology at Weill Cornell Medical College and co-developed an innovative new curriculum for a graduate program at Memorial Sloan Kettering that we launched about 15 years ago. I also served on the programming board of a joint training program involving the City University of New York and Memorial Sloan Kettering.

This required me to lead complex, multidisciplinary operations, manage substantial budgets, navigate regulatory and administrative challenges, and coordinate often disparate teams working toward ambitious, long-term goals. Over three decades of my research culminated in a successful Phase 3 clinical trial that helped advance CDK4 inhibitors for patients with liposarcoma, a rare cancer.

Running a successful research laboratory and helping lead graduate education programs for more than three decades required careful consideration of finances, long-term financial planning, thoughtful resource allocation, and the ability to balance competing priorities. These are skills I hope will be useful and operate synthetically with others on the HOA Board.

Do I Have HOA Experience?

No. I have not previously served on an HOA board nor have I lived in or participated in a residential community or any sort. However, I believe the skills I developed throughout my career might be relevant to the responsibilities of an effective HOA board member.

My straightforward philosophy of an HOA board member is to maintain what matters, plan responsibly for the future, enforce rules fairly, and give homeowners the freedom to enjoy their homes—without micromanaging the daily lives of its residents.

HOA Board Candidate Statement



My name is Sara Spaulding and my husband Bruce Vix and I moved to The Seasons in May of this year. We moved over from Golden in 2022 for my job as the City of Grand Junction's Director of Communications. We were really excited to find our house on Whitetail since it had the view we enjoyed in our rental and was in such a beautiful, well-kept neighborhood.

I have served on a number of boards including the El Salvador Cultural Foundation (Grand Junction's Sister City of El Espino), Friends of AirLife, Public Relations Society of America, Jefferson County Good News Breakfast and Jefferson County Leadership.

I currently volunteer for Hope West Hospice crafting items for sale at Heirlooms and baking for area seniors. I am interested in serving on The Seasons HOA Board as a way to make a contribution to our quality of life and to get to know more of our neighbors.

The Seasons at Tiara Rado

Cordially Invites You to Attend the

Annual Holiday Party

December 8, 2026

5:30-9:30 PM

Dinner, Entertainment & Cash Bar

$70 Per Guest

Two Rivers Winery and Chateau

2087 Broadway, Grand Junction

R.S.V.P.

Please Return the RSVP and $70 Per Guest by November 17, 2026 to

The Seasons Social Fund
477 Seasons Dr.
Grand Junction, CO 81507

Names of Guests Attending:

_____ and _____

For more information, please contact
Roger Williams 650-364-6735
rogerw4321@gmail.com