



*Unaweeep Heights  
Home Owners Association*

[Http://unaweeepheightshoa.com](http://unaweeepheightshoa.com)

Minutes of UHHOA meeting, held on 2/6/19, at Bray and Company, 640 Belford Avenue, Grand Junction, Colorado, 81501

Attending were Mark Shoberg and Ali White from Bray and Co.; Penny Neuman, Tom McKenzie, David Prickett, Bob Larimer from the UHHOA board, and John Andrews, ACCO chair and UHHOA board advisor..

Meeting commenced at 11:36 A.M.

This meeting was to coordinate with Bray & Co transition from HOA self-management.

A meeting conduct policy must be in place for the next meeting of the general homeowner population. The annual meeting will be held at Bray's conference center on Belford Avenue and will be managed according to Robert's Rules of Order and may feature a bailiff.

There CC&R's define the maximum amount of the annual assessment being \$300. We need a legal interpretation of the clause concerning how the board can increase assessments. Mark Shoberg agreed to enlist his legal help about this question, and we should know the answer sometime next week.

Tom had rescinded his offer to resign as HOA Treasurer that was discussed at the meeting of 1/30/19.

David Prickett presented a letter of resignation and left the meeting.

John Andrews presented a letter of resignation from the ACCO and left the meeting. John has been attending board meetings as an informal advisor and observer, so he was not on the UHHOA board.

Penny Neuman wrote a resignation letter witnessed by everyone still present at the meeting and then left.

Bob Larimer accepted the presidency of the UHHOA, and the leadership of the ACCO group.

Mark Shoberg offered the services of Ali White as a paid appointed UHHOA board Officer, payable at \$25 an hour. Bob Larimer and Tom McKenzie immediately accepted Ms Ali White's services. A contract for Ali White's services will be signed.

Tom, Bob, and Ali agreed that the lawyer Bray & Co is now using for UHHOA matters, Andrew Teske, will interpret the clause in the CC&R's about what actions are permissible for the board to raise the annual assessment.

Tom, Bob, and Ali agreed that a new insurance policy be acquired based on Bray & Co's advice that is more in line with modern HOA practice. We agreed to use Farmer's Insurance as our agent.

Bob Larimer will contact Julie LaVenture, in regards to continuing as the UHHOA webmaster for our new website.

Bray & Co. will be negotiating refunds of paid late dues penalties approved during the 1/30/19 UHHOA board meeting. Tom will provide a listing of the affected homeowners and the associated payment plan to Ali Whiten and Becky Jett. Of Bray & Co.

Mark, Tom, Bob, and Ali discussed the current bill from LaCroix and Hand, the law firm the UHHOA has been using. Tom and Bob will dismiss LaCroix and Hand and pay the current bill.

Mail will be forwarded from UHHOA P.O. Box 2892, Grand Junction, Colorado, 81502, to Bray and Company at 637 North Avenue, Grand Junction, Colorado, 81501.

Mark Shoberg asked for a platting map of the UHHOA subdivision so planning could begin to contract out landscape maintenance.

The date of the annual meeting was decided upon. It will occur on May 15<sup>th</sup>, 2019, at Bray's conference building at 640 Belford Avenue, Grand Junction, Colorado, 81501. The notification to homeowners will therefore need to be sent by April 15<sup>th</sup>, 2019.

Tom distributed a handout about a meeting he had with Bray and Company on 1/29/19 about the upcoming transition.

Meeting concluded at 14:50.

