



*UnawEEP Heights  
Home Owners Association*

**UnawEEP Heights Homeowners Association (“UHHOA”)**

Board Meeting Minutes

April 14, 2019

**Opening**

The Board Meeting for the UnawEEP Heights Homeowners Association (“UHHOA”) was called to order at 4:00 p.m. on April 14, 2019 at Tom McKenzie’s home by Bob Larimer, President.

**Present**

Bob Larimer  
Tom McKenzie  
Ali White

**Open Issues**

*Annual Meeting Preparation*

The budget needs to match the formatting of Bray’s financials. A “budget summary” also needs to be included to highlight of expenditures (i.e., in 2018, the Association has confusion on tree trimmings).

Tom McKenzie emphasizes the importance of focusing on the numbers that are anomalies (i.e., managing company, insurance, Lowdermilk payments, etc.)

One focus is to still speak with Suzanne Kupelian of High Point Engineering, to help formulate a Reserve Study for the Association.

*Looking Ahead*

Between 2019-20, the Association will need to consider issues with irrigation system and lines. Also a focus of attention will be fencing.

*Challenges for the HOA*

1. The Board has cleaned up many things with the Association;
2. The pending lawsuit with Mr. Foster, owner of Cuttin’ Up;
3. Possible IRS issue; and
4. ACC issues that need resolutions

*Proxy*

It is important to emphasize the voting at the meeting. ***Voting cannot be done more than once per Lot/household.***

Resolution: There can be a verbal instruction on voting rules at the meeting.

**Next Meeting Dates**

- ✓ May 6<sup>th</sup>: Board meeting at Bray Residential Real Estate Office, 6:30 p.m.;
- ✓ May 15<sup>th</sup>, Annual Meeting at Bray Education Center, 7:00 p.m.

**Adjournment**

Meeting was adjourned at 5.15 p.m. by Bob Larimer, President. The next Board Meeting will be held at 6:30 p.m. on May 6, 2019, at the Bray Residential Real Estate Office.

Minutes submitted by: Ali White

Approved by: