



UnawEEP Heights Home Owners Association

<http://unawEEPheightshoa.com>

UnawEEP Heights HOA, c/o Bray and Co. Management

637 North Avenue, Grand Junction, CO 81501

Opening

The Board Meeting for the UnawEEP Heights Homeowners Association (“UHHOA”) was called to order at 6:35 P.M. On May 30, 2019 at the Bray Education center by Bob Larimer, President.

Present

Bob Larimer

Tom McKenzie

Jim McKenzie

Chris McGillivary

Jerry Rollins

Michelle Jarvis

New board members

Homeowners Chris McGillivary and Michelle Jarvis were unanimously added to the board after being voted in during the annual meeting on 5/15/19. Vote was 4-0.

Treasurer's Report

There was no formal report, but detailed financial information from Bray Management for April was available. In the future we will attempt to schedule our meetings shortly after the 15th of the month so a new copy of Bray's financial report can be inspected.

New Business

Facebook group – we want to have a Facebook account to rapidly disseminate information about UHHOA issues, such as irrigation problems. The board will continue working on this and should have it up and running later in the summer

Collection efforts – Bray wished to institute a grace period for getting tough on collections, but we feel we've already been lenient here. We had a payment amnesty that was put in place in the winter because of the difficulty of reconstructing old records. Bray must check with us before offering payment leniency.

Liens – As far as is known, we have no viable procedures for liening anyone's property for late fees and penalties. We must have something in place because homeowners who are in arrears need prodding. This will be pushed forward at a future board meeting.

Motion was entertained to declare non-paid homeowners late as of 5/16; clock starts on any unpaid dues as of this date. This interval was placed in the annual payment letters that were sent out April 1st.

Status of Jeremy Treibwasser – Jeremy was voted onto the board during the annual meeting, but had not paid his annual dues due to mixups and miscommunication with check delivery. A vote was held to indicate whether the existing board members felt Jeremy should be on the board. The vote was 4-2 in favor of Jeremy. We will talk to Jeremy about his new status as a board member.

Secretary office – The secretary office of the UHHOA board is currently vacant. We should have someone in this slot because if Bray can't fulfill their duties, the secretary would be the fall back. Michelle Jarvis graciously offered her services as board Secretary. Motioned and seconded.

Old Business

Tax returns 2013 – 2017 – We have seen summaries of the returns for these periods, but we need to the actual returns. Photostatic forms should be arriving soon.

Cuttin 'Up lawsuit – Court date on 5/29/19 revealed the judge that was set to adjudicate this suit knew Mr. Foster and had helped him set up his landscaping business. In turn, Mr. Foster, the plaintiff, had provided landscaping services to the judge on the case. UHHOA declared a conflict of interest and requested a new trial date. This will be communicated by Mesa County soon.

ACCO – The ACCO committee is subordinate to the UHHOA board. This was confirmed in the voting during the annual meeting. We are still looking to form a better ACCO group. ACCO amnesty and information gathering will continue into the Fall.

Status of strip of land near 2872 Arrasta Court – After this was examined by the Board during 2013, we don't feel it's necessary to pursue finding who owns this land. Declining to pursue further efforts here was voted unanimously. However, the fence on this land still is an ACCO issue that will be handled as a part of that effort.

Jim McKenzie is asked to be the interim treasurer during Tom's absence this summer. This was approved unanimously. Also, Tom's proxy for voting will be executed by Chris. This was also approved unanimously.

Meeting was adjourned as 8:43 P.M.