



Unaweeep Heights Home Owners Association

<http://unaweeepheightshoa.com>

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

637 North Avenue, Grand Junction, CO 81501

Opening

The Board meeting of the UHHOA Board of Directors was called to order on October 21, 2019, at 6:40 P.M. The meeting was held at Bob Larimer's house at 273 Silvertip Way, Grand Junction, CO, 81501.

Present

Michelle Jarvis

Bob Larimer

Jim McKenzie

Tom McKenzie

Jerry Rollins

Old Business

- Status of proposed liens – Bray emailed me with reminder letters for the homeowners who are in arrears on their dues. I will keep asking Bray about this issue and whether the homeowners in question have responded to the letters.
- I need to ask T4 Tree Service about what possible replacements exist for the trees cut down outside Tom McKenzie's fence in July 2018. There are three sites for new plants.
- Tax situation – Subsequent to the HOA meeting Tom informed me electronic copies of the returns from 2013 to 2017 had been filed. Granted, these returns are the same ones submitted year after year, but the fact this had been done, even sloppily, saves us thousands of dollars re-filing them. Tom says we can file the 2018 return with accurate numbers and then build on that return in years to come. Bray can help us with accounting expertise on the 2018 return. This initiative was voted on and approved 5-0.
- Signage disclaiming responsibility on possible accidents at retention pond at Fall Creek Drive and Silvertip Way – we have to check with our insurance carrier on this matter. I will contact them the first full week of November.

New Business

- David Prickett at 280 Snyder Creek Drive had landscaping work done and didn't submit an ACCO request. I will ask him for this after the fact.

- Irrigation water shutoff on 10/31/19. We had planned on meeting the weekend of 11/2 – 11/3, but subsequent to the meeting very cold weather occurred the last few days of October. Jerry Rollins turned off the valves supplying water to UnawEEP Heights on the weekend of 10/26 – 10/27, and Thompson Landscaping blew out the sprinkler systems just before Halloween, avoiding the cold snap. We should be good to go until Spring startup.
- More information was recounted about the shooting incidents in the subdivision in September. Mostly this looks to be random idiocy, but we still need to follow up on additional streetlights in our community. I will once again interact with city officials about this possibility.
- Thompson Landscaping is contractually obligated to remove snow if more than three inches falls. Josh Thompson says the areas in question are along UnawEEP Avenue and the common areas. Thompson will also prune bushes and remove dead ones, but removal is not specifically stated in our contract and so that will be an extra charge. Nice.
- Previously we had discussed the idea of holding a mid-year meeting with the homeowner population to update them on financial data. The best way to do this is probably with a mailing, perhaps sometime in December. We can talk about this during the November session slated for 11/21/19.
- Meeting on 11/21/19 at 6:30 P.M. will be at the Bray Education Center downtown, where we've held several sessions before including the annual meeting.