



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 of the UHHOA Board of Directors was called to order on November 21, 2019, at 6:36 P.M. The meeting was held at the Bray Education Center building at 640 Belford Avenue, Grand Junction, CO, 81501.

Present

Tom McKenzie

Jim McKenzie

Bob Larimer

Jeremy Triebwasser

Michelle Jarvis

Old Business

- Tax situation – Tom worked with Ashman and Trotter since they did an audit last year and have the best knowledge of our finances. Tom believes an audit is unlikely here simply because we are a small fish. The 2018 return is now signed and filed. If we have need of accounting services in the future, we should use Ashman because of their familiarity with us.
- Lien situation – Need to see about drafting letters to send to our homeowners in long-term arrears. It looks like we'll need to employ a process server to insure these communications are delivered. There have been no responses, good or bad, to any of our attempts to collect on these debts. Bray should have a letter we can adapt to our use. We'll need to make sure Bray is up to speed with our collection and notification efforts. This was mentioned to them during our session at Bray on 11/13/19.
- E-mail was sent to T-4 asking about potential replacements for the trees cut down outside Tom McKenzie's house in July 2018. No reply so far, Bob will try again.
- Bob spoke with Farmer's Insurance about placing signage at the drainage basin at Fall Creek Drive and Silvertip Way. Farmer's was of the opinion that no sign would help absolve UHHOA of blame if someone was injured at this basin. Bray said the same thing. So, we'll just proceed as we always have.

- ACCO situation – we are planning a retroactive review of old ACCO matters to compile a list of possible infractions and changes. Several questions suggest themselves: should there be a fine for ACCO infractions? Does an ownership change invalidate an ACCO infraction? We are trying to gather information on the first pass here.

New Business

- Mid-annual financial disclosure – we've agreed it's a good idea to perform a mailing to send mid-year financial data to the homeowner population, reinforcing transparency. This should be finalized during the meeting on 12/12/19 at Bob Larimer's house.
- Reserve study – we have one bid in hand, trying to get at least three. This is turning out to not be that easy; only a few organizations exist in this region that do reserve studies.
- We need a new board member with Jerry Rollins' resignation. Tom and Jim spoke of Jim Johnson, who lives at 288 Snyder Creek Drive; Jim J. has served on HOA boards in Fruita and was the president of a board for an extended period. The board will reach out to Jim Johnson to gauge his interest. The board also believes some sort of nice present should be given to Jerry Rollins for his hard and productive work on the HOA.
- Tom and Bob will be doing a walk-around for a new ACCO census. This should be accomplished by 12/12/19.
- The board once agreed we need to check into streetlights in the cul-de-sac of Grizzly Court due to car-break-ins and other stupidity. Bob will reach out to Grand Junction Public Works to see what can be done.
- Next meeting scheduled for 12/12/19 at 6:30 P.M. at Bob Larimer's house, 273 Silvertip Way. Originally we didn't plan for a meeting before Christmas, but there are numerous issues that need attention, as listed above.

Meeting adjourned at 8:48 P.M.