



# *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 December 12, 2019, at 6:35 P.M. The meeting was held at Bob Larimer's house at 273 Silvertip Way, Grand Junction, CO, 81503.

## **Present**

Tom McKernzie

Cindy McKenzie

Michelle Jarvis

Chris McGillivary

Jeremy Triebwasser

Bob Larimer

Also present for the first portion of the session were Dave Caldwell and Elizabeth Marvin from Heritage Property Management.

The first hour of the 12/12 session was a question and answer session with Dave and Elizabeth about the possibility of the UnawEEP Heights HOA switching management agents to Heritage and away from Bray Management. We've received clues that Bray may want to terminate our management agreement. In the event that occurs, Heritage was invited to talk about their services and their philosophy.

Among the topics discussed were:

- New licensing requirements – Heritage endeavors to keep their clients informed about changes to CCIOA
- CCIOA knowledge and policy adherence
- Irrigation issues
- Reserve funds, funds set aside for emergencies
- We want Heritage to function as a “lightning rod”, running interference for the HOA and maintaining a tough posture when needed
- ACCO census – this is an initiative we'll be working on

- Collection agency services – this is something the HOA hasn't needed, but it's good to know it's available
- Transfer fees – Heritage would keep the \$100 fee when a real estate transfer takes place
- Accounting and Legal services

We may be hearing from Bray soon. The discussion with Heritage went well.

### **Old business**

- Lien situation – Liens were delivered to two homeowners on or around 12/6/19. We have a couple of questions about them: in the lien paperwork, the fine start dates were not consistent between the two liens; we're curious why only two homeowners were liened when we had five targeted; where are the lien documents stored and can we look at them?
- ACCO process – Tom McKenzie and Bob Larimer walked the subdivision on 12/6/19 and took notes about outbuildings, solar arrays, and any other curiosities seen in the neighborhood. Those notes were forwarded to Bray on December 9<sup>th</sup>. There are several tasks to work on here, including: inventorying the neighborhood, which is completed; inventorying the ACCO paperwork we have on file; discussion with the board about the discrepancy between the old paperwork and the new census; review of whatever responses we receive; and review of whichever properties need further attention when the census is done.
- Reserve study – We have two responses in hand and that's all we'll likely receive. The board will evaluate the two bids and make a decision by mid-December.
- We need a new board member with the resignation of Jerry Rollins. A suggested possible newcomer is Jim Johnson of 288 Snyder Creek Court, who has previous experience in HOA management. Bob Larimer will contact Jim and gauge his interest.
- We had discussed the possibility of installing a new streetlight or streetlights, particularly on Grizzly Court, where there have been car-break-ins. A inquiry to Sandy Mallory, who at one time ran such a program, revealed there is no budget or commitment to new streetlights. We'll have to illuminate the neighborhood ourselves. There is a new push to install security video cameras in the subdivision; the board will continue to monitor this situation.

### **New Business**

- Mid-year financial review – the board decided there's no reason to rush this effort. We are in no hurry. Tom McKenzie has a few items to work on before we can proceed. This will proceed in January once the holidays are over.
- Mark Shoberg had forwarded a mail to the board proposing a new HOA fee for first-time home buyers. This proposal was put to a vote and rejected unanimously, 5-0.

- The board agreed to fund a deliver a holiday basket for Jerry Rollins commending him for his exemplary service to the board. The basket will be given to Jerry before Christmas.
- The next meeting of the board is scheduled for 1/23/2020 at 6:30 P.M. at the Bray Education Center at 640 Belford Avenue.

The meeting was adjourned at 8:53 P.M.