



UnawEEP Heights Home Owners Association

<http://unawEEPheightshoa.com>

UnawEEP Heights HOA, c/o Heritage Property Management
2650 North Avenue, Suite 116, Grand Junction, CO 81501

Board meeting agenda – Thursday, September 7, 2023 at 7:00 P.M.

Meeting to be held at Heritage Property Management offices at 2650 North Avenue, Suite 116.

Call to order/attendance

Call for agenda additions and modifications

New business:

- Board composition – the board has lost people, and new members and officers need to be assigned. The board can have a maximum of seven members, but we've often made due with five. At this time the board has just one officer, and several at-large members; officer assignments need to be accomplished.
- Bank authorized signers – Board Treasurer resigned in mid-May, which leaves only semi-resigned President as the last authorized signer. At least one more person needs to be on the bank account at Home Loan State Bank. Dave Caldwell of Heritage is a signer on the bank account; all checks need to have two signatures as a security measure, so a board officer needs to be on the bank account. We can also discuss only requiring one signature for checks, which is a security risk.
- Lien status – HOA financials are being performed by Heritage with no board oversight at this time. The HOA can probably get along for a while in this state, but a financial officer needs to be designated.

Old Business:

- Tree replacement and treatment – Six trees were removed from UnawEEP Avenue in June 2022; new plantings are recommended 18 months later, which would probably be Spring 2024. During the annual meeting in May one of the homeowners mentioned a City Program for the treatment of Ash trees, which the board should look into. We have also not authorized any sort of treatments or preventative spraying for community trees because we were concerned we weren't getting much bang for our buck.
- Fencing – An accident along UnawEEP Avenue that caused thousands of dollars in damage in June 2022 led to disagreements among the board as to who was responsible for perimeter fencing. After a lot of discussion it was generally recognized that the board is on the hook for

perimeter fences and homeowners are responsible for interior fencing. There has never been an official statement to this effect; much research and many questions were asked to arrive at the current mindset. The board may want to craft an official position about fencing responsibility, but perhaps it's better to treat each case individually.