



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

Opening

The Board meeting of the UHHOA Board of Directors was called to order on September 7, 2023, at 6:56 P.M. The meeting was held at Heritage's offices at 2650 North Avenue, Suite 116, Grand Junction, Colorado, 81501.

Present Board Members:

Shannon Lowery

Bob Larimer

Juan Medrano

Invited Guests:

Skip Smuts

Jeremy Triebwasser

Board composition:

- After the annual meeting it was known the personnel on the board were changing. Tom McKenzie and Jim McKenzie resigned, and Bob Larimer informed the board of his intention to resign as president, contingent on forming a new board. At this session Skip Smuts was elected to the board as an at-large member, and Jeremy Triebwasser agreed to consider joining the board.

Lien status:

- Copies of the July financial reports were provided to the board. Juan Medrano, who has financial experience, agreed to look the reports over and Bob Larimer committed to introducing Juan to Karen Houlihan, Heritage's accountant. Liens presumably have not changed much over the summer; we will look closely at the August reports.

Checking signing policy:

- Years ago the HOA instituted a policy requiring two signatures on all checks drawn on the Home Loan State Bank account. The HOA no longer has an official treasurer at this time, but the board felt it was still very important to continue this practice. The board agreed Juan needed to be a new signer on the account; this will be taken care of soon.

Tree management:

- In 2022 the board developed a new tree management policy. Instead of treating and spraying trees that may die anyway, the board voted to remove obviously dying trees and replace them approximately 18 months later, and to leave trees that were not in distress alone. It may not be necessary to inflexibly remove trees just because they are deemed to be the wrong species for this climate. The board discussed filling in blank areas along UnawEEP Avenue with new trees instead of quickly planting saplings to replace trees removed in 2022. This policy may be adapted depending on the health of trees in common areas in the future. Additionally, the board discussed planting shrubs instead of trees along the avenue.

Reflectors on UnawEEP Avenue:

- The area where last year's accident occurred on UnawEEP Avenue needs some sort of reflectors or guide markers. The area is very dark at night and future accidents are likely. Installing reflectors may help prevent accidents.

The next board meeting was tentatively set for early November. Further details will be decided later.

Meeting adjourned at 8:28 P.M.