



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 – April 14, 2021, at 6:30 P.M.

Meeting to be held via conference call due to coronavirus restrictions. With the pandemic's virulence easing, this will probably be the last conference call for a while. Bob Labig, pastor of the Orchard Mesa Christian Church, has been contacted about hosting board meetings at his church and is amenable to this possibility. For this meeting, once again, call the conference number at 701-802-5286, with access code 687416 and PIN 7018.

Call to order/attendance

Call for agenda additions and modifications

New business:

- Approve or disapprove meeting minutes from meeting held on March 31, 2021.
- T4 Tree Service status – Teddy Hildebrant of T4 contacted the HOA President on April 8th to talk about our unique situation and about T4's service proposals. Teddy will be on vacation the week of April 12th but will be back the following week and will be available to discuss our account. Would a conference call or phone conversation be sufficient, or would a face-to-face talk be better?
- Possible homeowner committees – After the positive experience with the Finance subcommittee last winter, the idea was raised to convene subcommittees on important HOA topics like fencing, irrigation, and tree policy. It may be more realistic to have subcommittees with a short-term mandate on a specific problem and more direct homeowner participation. Is this something that we can pursue?
- Annual meeting packet – a draft of the proposed annual meeting information packet has been created and hopefully has been reviewed by the board. Can we proceed to send this packet out soon to announce the annual meeting and solicit input from homeowners? As it stands, the meeting date is now 37 days away, as of this writing.

Old business:

- Speed limit signs – A message has been left with Sergeant Richard Roquemore of the Grand Junction police department regarding the placement of temporary electronic speed limit signs. So far there's been no response; we'll keep trying.

- Enforcement status – A message was sent to Heritage to stop the fines on the property on Victoria Drive that has complied with the summons and has fixed their problems. The other property on this street has not complied and fines continue.
- Determination of voting/participation rights at annual meeting – During the meeting on March 31, there was discussion about homeowners who haven't paid their assessments participating at the annual meeting. Need to nail down our policy concerning homeowners' participation at the meeting who are delinquent as of May 17, 2021. Should we offer to have them pay at the meeting if they haven't, and then let them attend and vote?