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Unawee Heights HOA, c/o Heritage Property Management

2650 North Avenue, Suite 116, Grand Junction, CO 81501

Board meeting agenda – March 31, 2021, at 6:30 P.M.

Meeting to be held via conference call due to coronavirus restrictions. With the pandemic's virulency seemingly easing, it should be possible soon to resume in-person meetings. For this session, call the normal conference number, 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 10, 2021.
- Lien status – 3 properties are in lien status as of the last publication of financial reports on March 16. This is the same as was reported in the January reports.
- Enforcement fines – need to discuss the status of enforcement fines for two properties on Victoria Drive. One homeowner has taken positive action and we may be able to cease the fines on this property.
- T4 Tree service – on March 11, T4 sent us their service proposals for 2021. The cost of the service T4 is proposing to provide may not be tenable this year. Need to discuss what to do with our tree servicing for 2021 and perhaps for future years.
- Dues packet – dues assessment letters and related documents will be mailed in Mid-April. Need to nail down the contents of the packet and the precise mailing date.
- Possible Bylaw update – during the March 10 meeting, and afterward in e-mail exchanges, the possibility of updating the Bylaws to align important calendar dates was proposed. There are differences between dates mentioned in the HOA documents pertaining to when the annual assessments are due and when they are considered late. If we need to update our governing documents, we need to get a process started soon because the homeowners would be asked to vote to approve or reject the edits at the annual meeting. Bylaw updates would need to be announced in the dues packet.
- Speed limit signs – Grand Junction traffic control was consulted about the number and placement of speed limit signs on Unawee Avenue. According to the engineer who was asked about this issue, there are no missing signs on the street and no more can be placed. The engineer advised trying to increase enforcement by the Police department.

- Post-meeting verification of voting issues – after the last session, it was suggested that a recitation of the topics that were voted on during the meeting be done as a concluding step to insure that there was clarity and agreement on the voting issues. This process is recommended by Robert's Rules of Order.

Old business:

- Research has been done regarding the absence of anti-skid pads at neighborhood intersections. These pads are warning surfaces for disabled people. There are no apparent references to such pads or mats in either the Grand Junction City Code or CCIOA. Therefore, it's unlikely the HOA is in any legal jeopardy by not having these pads in place. However, it makes sense to replace the missing pads when it is financially sensible to do so. They are available from AmericanFloorMats.com at a volume discount.
- UHHOA CC&R's mention suspension of voting rights as a result of non-payment of dues, but they say nothing about suspension of attendance at the annual meeting. Are the two suspensions the same?