



## *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 – November 23, 2020, at 6:30 P.M.

Meeting to be held via conference call due to tightening of guidance from Mesa County Health Department – call 701-802-5286, with access code 687416 and PIN 7018

Call to order/attendance

Call for agenda additions and modifications

### **New business:**

- During the meeting on November 4<sup>th</sup> it was agreed to organize a general mailing to the homeowners with updates on our current situation. The mailing should be arriving late in the week of November 16<sup>th</sup> or early in the week of November 23<sup>rd</sup>. Included in the mailing was Tom's annual budget estimate from early June. This will serve as our mid-year financial disclosure, which we've discussed doing in the past.
- Lien status – A.R. Listing shows 5 liens, but Heritage informed me one lien was retired after the homeowner paid their outstanding fees. So, we have 4 current liens.
- Annual meeting status – once again we are in lockdown due to a virus spike with no obvious return to normalcy anytime soon. The mailing to the homeowners spoke about the present situation and our attempt to secure a site for the meeting. We will continue to try finding a venue to conduct the meeting when conditions improve. (See new update below).
- 2865 Victoria Drive – An attorney has been contacted concerning the status of the property at 2865 Victoria Drive, which until the end of August had been a Strive facility for the care of disabled people. The organization now renting the property offers services to homeless and disadvantaged youth, which may not be appropriate for our neighborhood. We should be soon be seeing an opinion from the attorney.
- ACCO status – during the meeting on 11/4 Tom reminded the board that ACCO violation letters were sent to several homes in December 2019. Nearly a year has passed since this was done, and no real follow-up has been accomplished. We need to perform a follow through and see what, if anything, has changed on the 2019 violations. Additionally, an ACCO meeting took place on 11/19; the minutes from that session will be available within the next day or two.

- Turnaround at the end of Rock Creek Drive – a homeowner living on Rock Creek Drive lodged a complaint about homeless people wandering over from 29 Road. These people camp near the homeowner's property, ask if they can have their cell phones charged, and generally create a nuisance. Additionally, the homeowner said the circular turnaround at the Eastern end of the street is not paved, and turned into a mud pit after the snowstorm on November 1<sup>st</sup>. The land immediately to the East of Rock Creek Drive belongs to Okagawa Farms; it was agreed to get in contact with management of Okagawa Farms to see if they could help. Tom mentioned the turnaround at the end of Grizzly Court has a wire fence; could that be done on Rock Creek Drive?
- The mailing sent to the homeowners that arrived on 11/19/2020 has evidently touched a nerve; our Facebook page shows some people are upset with the general direction of the HOA. Central to the complaints is the lack of an annual meeting caused by the limitations of the pandemic. Once again we need to discuss holding a virtual meeting, if for no other reason than to give people a forum for their ideas.

### **Old Business:**

- A couple of months ago Chris created a spreadsheet with ACCO information. We should be able to incorporate the recent ACCO updates into this sheet. At one time we discussed sending this sheet to the homeowners; is this still a viable idea?
- In the 11/4 meeting we discussed permanently conducting board meetings via teleconferencing. Need input on this topic.