



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 4, 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:

- Treasurer's report – September financials were published by Heritage on October 20, 2020. At a quick glance, these reports look good.
- Lien status – A.R. Listing has 5 outstanding liens, same as last month, and one homeowner on a payment plan, same as last month. There don't seem to be any other situations that would require liens at this time.
- Annual meeting status – with the updated and more restrictive guidance published by the Mesa County health department on October 26th, the window for conducting an annual meeting looks to have closed for now. Regrettably, no meeting was organized during the loosened guidance period that began on September 18th. We should still attempt to gather information about possible meeting venues to be able to quickly set up a future meeting when guidance loosens up again. For the time being, it will be advisable to inform the homeowner population about the current situation and the reasoning behind once again postponing the annual meeting. Could we post some sort of video on the website explaining what's going on?
- ACCO updates
- Reserve study – since the downgrade of the virus situation has postponed the annual meeting, should we publish the reserve study on the website just to let the community know it exists and how we are using it? Should we compose a mailing discussing our status and disseminate information about the reserve study? We discussed this possibility at the meeting on September 24th. Some of our budgeting and financial planning has been governed by the reserve study this year, so shouldn't the homeowners have some idea what it is?
- Protocol and decorum at HOA meetings – during the meeting on September 24th, there was discussion about holding meetings at a neutral site. This concern has ebbed somewhat now that we are meeting via conference call again. Still, it would seem to be best to line up a

neutral site such as Heritage's conference room well ahead of the next board meeting, when face-to-face meetings are possible again. And, an essential item in any board meeting needs to be scheduling the next meeting so plenty of time is available to announce it publicly. We should also insure the next scheduled meeting's information is placed on the website.

Old business:

- On October 23rd, Bud's Signs installed a new decorative emblem on the eastern marquee sign. The sign was damaged late in 2019 due to an automobile accident. This was the last piece of the rebuild on the sign. The invoice from Bud's Signs was for \$1,058.48. Receipts and invoices pertaining to the reconstruction have been forwarded to GEICO, the insurance adjuster on the claim. The total reimbursement was tallied at \$3,575.36. We should be receiving a check for this amount in the mail very soon. It's nice to be able to put this event in the rearview mirror.
- Irrigation water was shut off on October 20, 2020. Less than a week later a prolonged hard freeze occurred. Orchard Mesa Irrigation District turned their water off on October 24th, ahead of the colder weather, and six days before their announced shutoff date. We should consider turning water off even sooner next year to give more lead time to the homeowners.
- It was discovered electrical relays for the sump pump in the drainage basin were burned out. Thompson Landscaping installed new relays and the automated function on the pump is now working. We should expect a special invoice from Thompson for this work.