



## **UnawEEP Heights Homeowners Association**

Annual Meeting Minutes

May 4th, 2023

Meeting called to order: 7:00 PM

Board Members: Bob Larimer, Chris McGillivray, Audrey Bailey (absent), Shannon Lowery, Tom McKenzie (absent), and Jim McKenzie.

Members Present: Dickie Morris, Marilyn & Bill Stroo, Letha Fink, Martha Salaz, Robert Larimer, Chris McGillivray, Shannon Lowery, Jim McKenzie, Franklin Estes, Duane Erkman, Ashli Baldwin, Tracy Fiedler, Linda & Dave Rogge, and Juan & April Medrano. [6 proxies received, 20 properties represented either by proxy or in person, Quorum was achieved.]

Introduction of Heritage Property Management Team: Barbara Butzen, and Briana Molinari

Summary of Homeowner Submitted Questions:

- None

Unfinished Business:

- Pumpkin Ridge Discussion
  - o Recap of actions taken last year to stop rezoning of undeveloped parcels of land.
  - o City council denied the request.
  - o The project has not moved forward at this time, nor have any notifications been received to suggest development progress.
  - o Comment made that weeds in those undeveloped areas are overgrown and becoming a problem.
  - o The Association is unsure who is now responsible for the maintenance of that land.

Presentation & Review of 2021, 2022, & 2023 Financials:

- Comments made that financials and current budget look good.
- HPM was commended on collections efforts made this past year.
- Proposed 2023 Budget was approved. M/S/C 0 opposed.

Open Forum:

- Recap of the fencing issue last year on UnawEEP Avenue
  - o Resolved between the Association and insurance
  - o Comment made that per Colorado law; fences built along two properties are the shared responsibility of the property Owners.
  - o The original vinyl panels are not available anymore. Color match as close as possible.



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o As long as the replacement panel color and material is congruent to the neighborhood (white /tan and vinyl) then it should not violate ACC guidelines.

- Ash Trees

- o Comment made from the Board that this is an on-going project.
- o The Association received recommendation to wait at least 18 months before replacing trees.
- o New trees will not be Ash , instead, approved, insect/disease resistant native to the area.
- o Comment made from Owner that there is a city program that they took advantage of last year that dealt with the treatment of Ash Trees.
- o Information can be found on the City of Grand Junction website.

- ACC Requests

- o Homeowners were directed to fill out an ACC request form before starting any landscaping work this summer. This form can be found on HPM webpage.
- o Comment made that a form is not necessary if windows are being replaced with like materials.
- o Comment made that windows may be covered under a lifetime warranty through 84 Lumber.

### Nomination & Election of Board Members:

- Jim McKenzie and Bob Larimer resigned from the Board.
- Duane Erkman self-nominated to serve as an irrigation consultant for the Board only.
- Motion to accept Audrey Bailey, Tom McKenzie, Chris McGillivray, Shannon Lowery, and to serve as the current slate of Directors. M/S/C 0 opposed.

Meeting adjourned: 7:42 PM. Meeting adjourned: 7:42 PM.

Minutes taken by:

BriEana Molinari

Heritage Property Management