

Minutes of the Annual Meeting of the UnawEEP Height Homeowners Association, Inc.

Minutes of the meeting of the UnawEEP Heights Homeowners Association, Inc. held at the green space located in Arrasta Court on the 9th day of May, 2012, called to order by President, Tracy Fiedler.

Call to Order/Roll Call/Homeowner Check-in

Tracy welcomed everyone and thanked them for having a majority turnout. He asked that everyone please sign and in and receive a ballot.

Roll call of Board Members was taken and the following Board Members were present:

Tracy Fiedler – President
Kristin Gross – Vice-President
John Andrews – Treasurer
Erin Leigh Cook – Secretary
Paul Campeau – ACCO Representative
Robin Mitchum – Board Member

Call for nominees/Introduction of Nominee

Tracy introduced the nominees for the Board. They were as follows:

John Andrews – John has served as the Treasurer for the last year and was instrumental in developing the new Policies & Procedures and Bylaws. He expressed how pleased he is with the way the neighborhood looks and thanked everyone for their efforts. John also eluded to some of the upgrades that he was hoping to accomplish in the common areas in addition to the removal and replacement of dead plants.

Robin Mitchum – Robin has served on the Board for the past two years and expressed his interest in serving another term.

Paul Campeau – Paul has served on the board for the past two years in the capacity of ACCO Representative

Lee Roberts – Lee is has been living in our community for 6 years and is very interested in serving on the Board.

Joanne Allen – John knocked on her door and suggested that this might be an item for her bucket list. Joanne mentioned that she is very detail oriented.

Kim Ruzicka – Kim explained that John also knocked on his door. He is looking forward to the possibility of serving on the Board.

Lee Moore – When Lee lived in a previous community he was on the HOA for 7 years and served as President for 5 years.

Tracy asked for any other nominations or volunteers from the floor. Erin Cook was added to the ballot. The addition of Erin to the ballot brought the number of nominees to eight and there are

seven positions on the Board. Tracy asked everyone to cast their vote for seven nominees and place their ballot in the ballot box. Kristin Gross, the outgoing Vice-President, and Debi Caldwell, Owner, Heritage Property Management, counted the votes.

Treasurer's Report

John Andrews presented the Treasurer's Report. As of this month, there is approximately \$19,000 in reserve and \$22,000 in the operating account (see details on handout which was distributed). John explained that even though this looked like quite a bit, two-thirds of the dues are already in for this year and there have been very few expenditures to date.

John explained that the goal of the Board is to have \$25,000 in reserve. When this goal is reached, the Board will discuss the possibility of lowering the dues. The Board feels that this goal may be achieved by the end of this year provided there are no major problems with the irrigation system. There were some problems at the beginning of the irrigation season on the south side of the system requiring flushing out the lines. Next year's budget provides \$7,500 for irrigation and landscaping projects.

John asked for any questions from the floor regarding the proposed Budget. It was moved and seconded to accept the Budget as proposed. The motion passed unanimously.

Committee Reports: ACCO

Robin reported for the ACCO Committee. He reported that three pet waste stations had been ordered and delivered today. They would be placed strategically in the community in the green space and common areas. Extra bags were also ordered. Robin also asked everyone to follow the irrigation guidelines when blowing out the sprinklers in the fall.

There were brief introductions of Heritage Property Management. The owners, David and Debi Caldwell and the office manager, Lesly Adams, were introduced. Erin explained that Heritage Property Management should be the first contact for any violations and they would, upon notification, contact the Board for further direction.

John was thanked for his contribution to the Bylaws and Policies & Procedures that were developed for the community.

There is a Safety/Beautification Plan in the planning stages. This plan includes the removal and replacement of dead plants and trees and addition of large rocks strategically located to protect the fence. There has been much discussion within the Board regarding the fences and the relative lack of fence protection in the green space on Unawweep. This is an item that the ACCO is looking into as a future improvement.

Paul addressed the violations and fines that have been imposed. Paul explained that there is nothing in the CC&Rs that addresses the dimension requirements of a hole. Therefore, ANY hole in fencing will require repair by the homeowner. If not repaired, the homeowner will receive the letters and fines as set out in the CC&R's. In addition, trash cans are to be behind fences. Trailers are also to be behind fences except for three days provided for loading and unloading.

A question was raised from the floor as to how the Board was addressing the properties that are not being taken care of. Fines have been imposed on homeowners which includes bank-owned properties. When the amount of dues and/or fines reach a certain dollar amount, the Board imposes a lien on the property. There are six homes currently with liens. Two liens have been

satisfied in the last two months.

The Board has looked into the possibility of the Homeowners Association stepping in and taking care of the homes that are not being properly maintained, but the legal and liability ramifications prevent it.

The Board requested that if a homeowner catches news of an impending foreclosure or property transfer, please notify one of them as soon as possible so that the proper steps can be taken to protect the assets of the Association.

The floor was opened for questions and concerns.

Grand Junction Weed Abatement went into effect May 1. They will address a weed problem when the weeds are over 6" high. They notify the owner giving them the opportunity to rectify the problem. If this is not done, they notify the owner that they will cut the weeds, fine them, and charge them for the time required to clean up the weeds.

A homeowner asked if the hedges at Gill Creek could be cut back. The City hasn't done anything about it and she feels that there is a safety issue.

The pampas grass at Fall Creek and Unaweep needs to be removed by the landscaper and it will be addressed with him. The landscaper, Jimmy, is out in the community on Mondays. If you have any concerns, please let him know. His phone number is 250-4289. The Board requested that any concerns be addressed with Jimmy in a positive manner as he is doing a wonderful job for Unaweep Heights.

Problems with sprinkler heads were raised. This is an ongoing problem and one of the largest expenses for the Association. Between 30 and 40 sprinkler heads were replaced at the beginning of the season. Jimmy Foster should be contacted if any sprinkler head problems or leaking irrigation lines are noted.

Voting was closed for the election.

Open Forum

A homeowner expressed that there was some confusion as to when the Association dues need to be paid. From this time forward they are due on May 5th and are considered late if not received by May 15th. This is stated in the Policies and Procedures. I. Collection of Unpaid Assessments. A. Due Date, Late Fees and Interest.

A question was raised as to how the Board wanted the homeowners to proceed with repairing the fences. Valleywide Fencing will no longer be carrying the tan fence panels. The possibility of contacting Taylor Fencing or Alpine Fencing was raised. The Board is looking at other options for fencing and will keep the homeowners apprised of any determinations made.

Results of Elections

The election was closed by Tracy Feidler. 30 ballots were cast with 23 in attendance and 7 proxies. There were two ballots invalidated due to eight positions being voted for. The newly elected Board will consist of:

John Andrews
Robin Mitchum
Paul Campeau

Lee Roberts
Joanne Allen
Kim Ruzicka
Lee Moore

Erin Cook offered to serve as an alternate.

Terms for Board members will be staggered. Three members will serve a one year term and four members will serve a two year term. The Board members will determine this at their first Board Meeting. The staggering of the terms provides continuity year to year.

The new board will take over effective June 9th.

Close of Meeting

There being no further business, the meeting was adjourned at 7:22 p.m.

Respectfully Submitted,

Lesly Adams, Office Manager
Heritage Property Management