

# Unaweeep Heights Home Owners Association

## Board Meeting Minutes – March 19<sup>th</sup>, 2013

Meeting at 2866 Fall Creek, March 19<sup>th</sup>, 2013 called to order at 6:30 by John Andrews

Roll call: The following were present:

Board members John Andrews, Jo Anne Allen, Robin Mitchum, Paul Campeau  
also George Townsend from the ACCO

1) **Minutes** of the December 4<sup>th</sup> Board meeting – John moved, Robin seconded that the minutes of the December 4<sup>th</sup> 2012 meeting of the HOA Board be approved, Unanimously approved.

### 2) **Old Business**

- a. Lee Moore will finish or coordinate finishing the painting of the mailboxes when the weather warms up a little. Two boxes are still to be painted. (Lee)
- b. The bench to be installed at the Silvertip commons area is here and will be installed in the next few weeks. (Robin)
- c. John will work with Heritage and will seek legal counsel (Andrew Teske?) to gain title to the two commons areas still in limbo.
- d. A subcommittee of chaired by Kim Ruzicka, composed of Kim, Lee Moore and Robin Mitchum, will seek and review proposed contracts for commons area maintenance (Cuttin' Up, Bookcliffs, others?) and recommend to the Board the contract for this year.
- e. Orchard Mesa Irrigation has announced April 1 they will start filling the ditches. John will send email list to Robin for notifying members by email.
- f. The newsletter will be out in the next week or so with various announcements. John/Robin

### 3) **Committee Reports**

- a. **Treasurer**  
The February 2013 financial report was distributed and discussed. Current balances include \$19,689.83 in the Reserve Account (savings), and \$10,560.15 in the checking account.
- b. **ACCO**
  - 1) Plans for improving the landscaping of the commons areas for which we have clear title will proceed this year, while those for the contested two areas will be put on hold until clear title is gained.
  - 2) July CC&R violations were reviewed and updated. Fines will be levied and letters will be sent to 4 homeowners, concerning landscaping/fencing/upkeep issues which are showing no progress. Six others will be contacted verbally for other issues.

-- NOTE: In addition the Board held that for future sheds, they must meet the same standards as held for the B3/4 Road property and that the siding have painted finished surfaces painted to match the house. Pre-built sheds will only be allowed only if they meet these above standards. Plastic, OSB, rough plywood and other non-finished siding will not be allowed.

### 4) **New Business**

- a. Dues were reduced to \$150/year beginning with this year's billing. Vote 4-0. (John will notify Heritage)

b. The Board voted 4-0 to allow the property owners at 2860 B3/4 Road to retain their shed if they will replace the roof with asphalt shingles that closely match the roof and make sure the shed is not located over any existing easements (utility, irrigation, etc.) and meets existing set-back requirements. The owners have already painted the shed to closely match the house.

c. Holes in perimeter fences will be addressed in the newsletter and letters will be sent to owners with visible holes, requesting that they be fixed by August 31 or be subject to fines.

d. Jo Anne Allen will chair the Nominations Committee and will be seeking HOA members to be candidates for the Board or to serve on the Elections Sub-Committee. There will be 4 open slots on the Board for next year, John, Robin, Paul and Lee Roberts (Lee is resigning early). So far John and Robin have expressed their willingness to serve again. We are awaiting a final decision from Paul. If you are aware of any potential candidates please let Jo Anne know.

e. The Annual Meeting of the HOA Members (the entire membership) is tentatively scheduled for Thursday evening, May 16 at 6:30PM at the Living Hope Church on B1/2 Road. Lee Roberts has arranged this meeting time and place. If there are any major conflicts, we need to know about them now, so alternative plans may be made.

f. A short pre-election meeting of the HOA Board will be held on at 6:30PM Tuesday, May 7, 2013 at Jo Anne Allen's home at 288 Snyder Creek. We will use this meeting to make sure we are ready for the general meeting (elections and agenda items).

g. Communications:

--- Bray and FNB Rockies have contacted us and are planning to proceed with fencing and landscaping at 2871 Grizzly Ct.

--- We have been notified that two neighborhood properties are under eminent foreclosure (2873 and 2875 Fall Creek) and they are asking for past liens to be removed upon payment of existing unpaid dues, fines and penalties.

#### **ACTION ITEMS -**

Robin - submit last approved meeting minutes to Heritage for posting on the website.

John - notify Heritage on ACCO violation letters to be sent.