

MINUTES
of the
ELEVENTH MEETING OF THE BOARD OF DIRECTORS
of
UNAWEEP HEIGHTS HOMEOWNERS ASSOCIATION, INC.

Minutes of the Meeting of the UnawEEP Heights Homeowners Association, Inc. held at _____ in the City of Grand Junction, County of Mesa, State of Colorado on the 28th day of April, 2011, called to order at 6:13 p.m. by President, Tracy Fiedler.

There were present the following board members:

Tracy Fiedler—President	Jim McKenzie
Robin Mitchum—Vice President	Paul Campeau
Roberta Pomaski—Treasurer	Fred Jarvis
Kristin Gross--Secretary	Deborah Yearout—Property Management

First Item: Approval of the agenda

Second Item: Approval of the minutes from April 6, 2011 Board meeting

- One correction noted: Fred Jarvis was in attendance.

Third Item: Treasurer's update

- Bill from Carol Bellhouse, HOA Lawyer for \$570 (Billed us \$1012.50 less her \$300 retainer we have already paid and a 20% discount).
- American Family Insurance sent the bill for 7/13/11-7/13/12. Premium went down to \$882 for the year—it was \$906 last year.
- Xcel bill was paid yesterday for \$19.71.

Fourth Item: Property manager's report

- Discussed changes in this year's proposed budget. Snow removal was \$840 this year, and weed control was \$800. Postage has gone up. Irrigation expenses were \$200 more than projected due to vandalism of sprinklers.
- No current invoice from Cuttin' Up, but when it comes there will be charges for a new pump. Also, two checks to Cuttin' Up have not cleared, one for \$750 and one for \$240. Robin has not been able to contact him but will. Cuttin' Up has mowed and aerated already this year.
- Deborah has checked with Treasurer's office for addresses and information on delinquencies. UnawEEP Homes, LLC owes \$5,000 in back taxes.

Fifth Item: President's report

- Taxes were filed using Pangallo. Corporations should have been filed by March 15, but since we are a non-profit, we don't owe anything. Copies of all paperwork is on file with A Step Above. Also, there is no e-filing for corporations.

Sixth Item: Michael Chavez

- Mr. Chavez was present at this point (6:30 p.m.), so he was given the floor. The main reason for his coming was that he is unhappy with the policing of the neighborhood and feels it is a reflection of our property management. He feels our dues should not go to pay a property manager. The board explained that a subdivision of 139 homes is too much for a board of volunteer homeowners to manage without outside help. He also asked about the number of rental homes in the subdivision and asked that the board focus on their violations.
- He reported that police have been called on homeowners and that homeowners have been called directly by people claiming to be board members. The board has not ever contacted a homeowner directly regarding a violation, nor have we ever contacted the police.

- He explained that he wasn't happy with the management of the HOA and that is why he didn't pay his dues. He also said that other homeowners share his concerns. The board explained that since no one has voiced their concerns to the board, it is difficult to address these concerns. We encouraged him to come to the Annual Meeting and to encourage others to do the same.

At this point (6:50 p.m.), the secretary needed to leave the meeting. Roberta Pomaski submitted the following minutes via email.

- Michael Chavez commented that he will be at the meeting on May 5th and would like to be put on the nominations to be on the board. There was discussion of the notices that Paul put on the trash cans regarding people not putting the cans behind the fences. Michael was stating that he should have simply gone to people's front doors and asked them nicely to please place them behind the fence. The board decided to hold off sending fines for the trash until after the May 5th meeting so that all fines could be addressed at the meeting at large. Tracy will be the one addressing these issues at the meeting.
- ACCO - Jim reported the Hooker's at 2870 Rock Creek Ct. need to submit plans for the storage as they have not done so. Jim will call the City to check on the setbacks to make sure that they are in compliance. Tracy commented that if the storage unit is under a specific size, they do not need a permit.
- Jim also reported that the Group Home at 2865 Victoria submitted plans for a covered patio. He will walk over and make sure plans are clear to how we read them, and if they meet all the HOA covenants, he would like to approve them by the first week of May, so that they can start building the patio.
- Jim reported that the board needs to work on new standards/guidelines and would like to set up a meeting to discuss and then have Carol review the plans. Roberta commented that we do need to be more aware of how much we are using Carol as the cost is really going to affect the budget at large.
- In regards to the letter from Dennis Phillips and Richard Livingston regarding the Tom McKenzie property at 2864 Grizzly Ct, Roberta read the letter out loud and expressed the concerns that Kristin and Roberta had in the wording of the letter. Tracy and the rest of the board read the letter several times and agreed that it could be misunderstood. Tracy is going to contact Richard Livingston and Dennis Phillips for clarification. Tracy requested that once clarification is made that we all vote by email and respond to the email either yes/no to approve agreeing to not put a fence up on the common walk way in front of said property. All agreed to respond with their vote.
- Deborah Yearout - had the board go over each line item in the budget for updates on costs for the 2012 Budget approval. Deb will have copies available for review at the meeting. Deb mentioned that out of the \$3850 in fines/dues that have not been paid \$2400 is dues. She is also going to be emailing a copy of all the homeowners and their addresses.
- May 5th Meeting updates - Roberta reported that Judith Andrews has agreed to help with the election. Roberta still needs to find one other person to help out. The Board discussed the ballot and has requested that the following information be placed on the ballot:
- List of Current members running along with the new nominees. So far, Tom McKenzie, Erin Cook, Michael Chavez and possibly John Pomaski will be added to ballot along with all of the current board members except for Roberta Pomaski. The board requested that we list name, address, current board member or new nominee on the ballots. Homeowners will need to choose seven to serve on the 2012 HOA Board. They would also like to put a check box to approve or disapprove the new budget on the ballots. Roberta will prepare the ballots and email a copy for approve to the board prior to the meeting.

- There were also concerns that homeowners would not approve the \$200 dues, Tracy and Robin commented that as a board we have the right to assess dues at \$300 per month and due to cost/legal fees and what not the fees seem to be reasonable.
- The board will be meeting on Sunday May 1st at Roberta's at 2:00 to canvas the neighborhood. Roberta will make additional copies of the Proxy form to have in hand and will get posters made to put on the mail boxes also. Robin, Tracy, Kristin and Roberta will be at Sunday's canvas... Jim and Fred may not be able to assist. Fred was not present when this discussion took place.
- Refreshments for the meeting - the board decided that we would have lemonade, coffee, and cookies for refreshments and Roberta will make arrangements with Kristin to purchase and have them at the meeting.

There being no further business, the meeting was adjourned at 8:30 p.m. Dated this 28th day of April, 2011.

Respectfully submitted,

Secretary