

# UnawEEP Heights Home Owners Association

Board Meeting Minutes – June 4<sup>th</sup>, 2013

Meeting held at 2886 Fall Creek Drive, June 4<sup>th</sup>, 2013 called to order at 6:30 by John Andrews

Roll call: The following were present:

Board members John Andrews, Lee Moore, Jo Anne Allen, Robin Mitchum, Paul Campeau, Kim Ruzicka + newly elected Judy Miller and Joyce Ramsaur - also George Townsend from the ACCO

1) **Minutes** of the March 19<sup>th</sup> and May 7<sup>th</sup> board meetings were unavailable, so approval was postponed.

2) **Treasurer Report** The April 2013 current balances include \$19,692.20 in the Reserve Account (savings), and \$23,305.15 in the checking account.

### 3) **Committee Reports**

#### ACCO

- a) CC&R violations were reviewed and discussed briefly. Fines will continue for several non-compliant properties, as well as for those in arrears for more than this year's dues assessment.
- b) Approval of new shed at 284 Gill Creek

#### Safety & Beautification

- a) Project progress discussed. A number of new Ash trees to be planted along UnawEEP and and Silvertip this fall at \$350 each. In addition up to a semi-load of large boulders to be placed along UnawEEP. *2500<sup>00</sup> Sem. load-*
- b) Rough estimate for a fence at the back of the water detention area (Silvertip) from Valleywide for \$3,500-\$4000. Estimate based on footage only. Owner Shawn Sweet said they may be able to work with the HOA, still needs to visit site.

### 3) **Old Business**

- a) Implementation plans for self-management of HOA was tabled for a later meeting.
- b) Out of compliance existing sheds – how to approach? was tabled for a later meeting.
- c) Inclusion of property addresses in Summer newsletter for non-payment of dues – tabled.
- d) Newsletter status – tabled.
- e) Legal assistance for obtaining clear title to commons areas – tabled.

### 4) **New Business**

- a) Seating of new board members, selection of board officers. >>>>President, Robin; Vice-President, Lee; Secretary, Joyce; Treasurer, Judy.
- b) ACCO appointments: Chair, George; members Kim and Paul
- c) Insurance and Banking changes – tabled.
- d) Recent legislation affecting CO HOA's – tabled.
- e) Discussion on perhaps negotiating with *Heritage* on HOA management.
- f) Lein removal for 2860 b 1/4 Road approved on a 3/2 vote

5) **Next Meeting** set for Monday, June 10<sup>th</sup> at 6:30 at Lee Moore's

Meeting adjourned at 8:05 p.m.