

Minutes of the Fourteenth Meeting of the
UnawEEP Heights Homeowners Association, Inc.

Minutes of the meeting of the UnawEEP Heights Homeowners Association, Inc. held at 2886 Fall Creek Drive in the City of Grand Junction, County of Mesa, State of Colorado on the 23rd day of April, 2011, called to order at 6:41 p.m. by President, Tracy Fiedler.

Roll call was taken and the following members were present:

Tracy Fiedler – President
Kristin Gross – Vice President
John Andrews – Treasurer
Erin Leigh Cook – Secretary
Robin Mitchum – ACCO Chair

The following members were absent:

Paul Campeau – ACCO Representative
Fred Jarvis – ACCO Representative

Reading/Approval of Minutes

Tracy noted that an amended version of the June 21, 2011 meeting minutes was now placed before the board as the original version did not discuss the hiring of Debi Caldwell at Heritage Property Management, the discussion of the closing of the previous bank account at Western Rockies Federal Credit Union, and opening of the new bank account at American National Bank. John presented the motion to approve the minutes as amended, Tracy seconded the motion, all in favor, motion passed.

It was brought to the attention of the board that the meeting minutes from the April meeting as well as the May meeting had not been approved. John placed a motion before the board to approve the April minutes Tracy seconded the motion, all in favor, motion passed. The board agreed that the May 5th meeting was essentially an informational meeting instead of the HOA Annual Meeting since a quorum had not been met per bylaws, the board continued to act in good faith at this time, but the minutes had not been yet approved. The current board agreed to accept these minutes with a motion from Tracy, John seconded the motion, all in favor, motion passed.

Officers Reports

Tracy Fiedler, President – Tracy reported the current status of the bank accounts and explained that the accounts are still in transition due to some checks that still have to clear.

There were a few transactions done just to get the accounts running, Tracy had withdrawn \$1000 from the Western Rockies Federal Credit Union to open the new account at American National Bank. He also had checks from homeowners for their 2011-2012 dues that he also deposited. He will follow up with specific transactions once the accounts are both verified and balanced.

The account information that Tracy was able to provide at the time of this meeting is as follows:

As of August 9th the balances at Western Rockies Federal Credit Union:

\$19,345.46 in the checking account
\$9,670.11 in the savings account

Tracy withdrew \$10,000 out of the checking account leaving \$9,345.46 and \$5,000.00 out of the savings which left us with \$4,670.11

As of August 9th at Americal National Bank:

Tracy deposited \$10,000.00 into the new checking account and then deposited \$5,000.00 into the new savings accounts.

Tracy is to call Mary at Western Rockies to verify that the one outstanding check from Cuttin' Up has cleared the bank, and if that is the case, we should be able to fully close the bank account at Western Rockies and continue business out of the American National Bank account as of the upcoming Friday. Any previous receipts were given to Heritage Property Management and balanced statements will be an action item for John to follow up with and Tracy will give any remaining receipts in his possession to Debi at Heritage to allow them to complete accurate statements by next meeting.

It was noted by Erin that any late fees would not be assessed this year due to the transition with the new property management company, Tracy agreed but also noted that if dues were excessively late, the issue of late fees would have to be re-addressed.

John brought up the issue regarding who would have online access to the bank account, Tracy stated that he would assume that John and Debi Caldwell would be the only ones to have access as they would be the two who would need access to be able to review and balance the account. John stated that the form regarding online access was currently being sent to Heritage regarding this issue.

Tracy also reviewed the types of accounts we looked at opening and the pros and cons of both. The account chosen was a non-profit checking account, allowing us 150 items for free then it is \$0.15 per transaction over 150 per month. We also have free overdraft protection, and we can take 6 withdrawals a month out of the savings, but then once you go over the 6, it is \$1.00 per transaction, if you take care of that transaction at the bank, there is no fee charged.

In closing, Tracy made a motion that the three motions he presented via email to the board on 7/21/11 be entered into the minutes for this meeting. John seconded motion, all in favor, motion passed. The motions are as follows:

1. I make a motion that the motion originally voted on at the April or May meeting that had verbage saying that an additional stretch of fence was not to be erected on the common area adjoining the property of 2864 Grizzly Court, but that did not set a precedence for future HOA boards, as that at a later date, they may choose to put a fence in if deemed necessary; be rescinded in its entirety. This is due ~~in-fact~~ to the documentation provided from UnawEEP Heights, LLC dated April 27, 2011 from Dennis Phillips. Mr. Phillips, as the Successor Declarant during the period in question made representations regarding the property and they will be upheld.

2. I make a motion that the UnawEEP Heights Homeowner's Association at the HOA's expense will landscape within sixty days of today's date, the common area pedestrian easement adjacent to 2863 & 2864 Grizzly Court to uniformly match the other common areas of the subdivision.

3. I make a motion that although Mr. McKenzie's offer to be allowed to landscape the common area as long as the landscaping rock is the La Sal purple granite of the size used in the contiguous common areas and that the McKenzie property be allowed to tap into the common area irrigation line for the drip line they plan to use to water the plants they have proposed for this area, is a generous offer, I move to decline the offer. The common area will be landscaped to match the other common areas of the subdivision, thus having no trees, bushes, or ground cover; negating the need for irrigation. The common area will be maintained by the HOA's choice of a contracted landscaper

(currently Cuttin' Up).

Note. Regarding motion #3, the last set of landscaping plans that the board had seen had been amended by the McKenzies to not include landscaping in the common area.

The following board members voted as such; 3 for and 3 no response. (Find out about Paul, Fred, and John's responses to this) *** John voted to accept these motions.***

John Andrews, Treasurer – John echoed Tracy's statements on the status of the financials and about them being in the process of getting all the accounts in one location. John presented a financial report based on the information he had at the time, but he will work with Heritage to update the financials. Also he will talk to Heritage about submitting monthly reports to the board members, since the board will not be having monthly meetings. Robin suggested a motion to accept the Treasurer's report ~~into the minutes~~, Erin presented the motion, Tracy seconded the motion, all in favor, motion passed.

Erin Leigh Cook, Secretary - No new information to report at this time that had not already been discussed.

Kristin Gross, Vice President – No new information to add at this time.

Committee Reports

Robin Mitchum, ACCO Chair– Robin had not had a chance to work up a list of lots who still need to complete landscaping and potential fencing. He will work with Paul and Fred to compile a complete list for the next meeting.

Upon group discussion, for those lots who have not finished their landscaping and fencing the board decided to issue a warning to the homeowner that said landscaping and/or fencing be completed by the homeowner within 30 days upon receipt of the letter, or the board will have the area minimally landscaped/fencing and bill the homeowner for the full amount upon completion of the project. According to Association Covenants, Article IV, section 2 regarding Owner's Negligence, the board will enforce this covenant as written, and reference Article V, sections 18 and 19 as applicable to said lot.

Tracy brought up the issue of whether the fencing is the responsibility of the HOA or the homeowner. For example, on 2879 Grizzly Court whose home and perimeter fence was struck by a vehicle as of recent, the homeowner's private insurance paid for the repair of this fence and upon the board review of the covenants Article 5, section 19 clarifies that the HOA is not responsible for the fencing along the subdivision perimeter but that the homeowner is responsible. The interpretation of the board is that if a lot boundary faces the perimeter of the subdivision, the homeowner is responsible to construct and maintain the fencing between their lot and the perimeter boundary. Kristin presented a motion to draft and issue 30-day warning letters to homeowners who are in violation of the covenants as they are currently stated. Erin in partnership with Heritage will draft these notices. According to the covenants, landscaping and fencing were to be completed 1-year after construction is completed. John seconded the motion, all in favor, motion passed.

Erin brought up the issue again of the 2879 Grizzly Court, whose house/fence had been struck multiple times by vehicles, that we need to somehow improve the safety of the neighborhood and those houses who border Unawep Avenue and was looking for ideas on future proposals to aid in this issue. Tracy proposed an idea about the subdivision being near a school (Lincoln Orchard Mesa) that perhaps we could petition the city to install crosswalks to allow our neighborhood children safe passage to school and to

possible inquire about reducing the speed limit. He will look further into this matter and report at the next board meeting or via email if/when proposed solutions are available.

Report of the Bylaws Review - John Andrews, Bylaws Committee Head

John presented examples of potential bylaw changes. The first item being staggered terms for the officers of the board to help maintain some continuity and stability. Second, the new board members would commence their terms 30 days after the annual election to give time for board members to transition. Third that the members of the ACCO hold longer terms than one year, perhaps 3-years, and stagger those terms to help maintain continuity and stability. Fourth item references Article VIII, sec. 8a. of the bylaws regarding the President's co-signing of all checks to be removed and including permission for property manager to sign checks to pay vendors/contractors. Article VIII, sec. 8d of the bylaws, removing the statement regarding the Treasurer must co-sign all checks. Erin suggested reviewing the Bylaws to include digital acceptance of motions and reference business being conducted via email. John agreed to work with Heritage on the verbage to prepare those changes to present to the homeowners for approval when the bylaws are finished with all potential changes. Kristin presented a motion to go with proposal #1 (see attached), Tracy seconded the motion, all in favor, motion passed.

Special Orders

Erin and Robin had researched options for communication center boards for the common areas. The Board members discussed multiple options decided to approve an expenditure not exceeding \$1000.00 to purchase two signs, (one for the UnawEEP/Arrasta Court common area, and the Silvertip/Fall Creek Drive common area), with that amount to cover purchase, shipping, and installation. Erin will find the best priced communication center similar to the one the Board had chosen (45" W x 30" H) and will report status updates for final approval. Also discussed future proposal of bench at common areas to be discussed at a later date.

Announcements

The Board set the date for next board meeting to be held at the Arrasta Court cul-de-sac on Tuesday September 27th, 2011 at 6:30pm. Kristin and Erin will research locations to hold future meetings since weather will not be conducive to hold outdoor meetings soon and will report by next board meeting. Also, the board as a whole will discuss at the next meeting setting dates for HOA meetings further in advance so as to improve homeowner involvement with better notification of meetings.

Review of Action Items

Erin read a summary of actions items and pledged to email a copy of the actions items for each Board member to have for continuity.

Close of Meeting

John made a motion to adjourn the meeting, Tracy seconded the motion, all in favor. There being no further business discussed, the meeting was adjourned at 8:50 pm by Tracy Fiedler.

Dated this 23rd day of August, 2011.

Respectfully submitted,

Erin Leigh Cook, Secretary