

UnawEEP Heights Home Owners Association

Board Meeting Minutes – December 4th, 2012

Meeting at 2886 Fall Creek December 4th, 2012 called to order at 6:30 by John Andrews

Roll call: The following were present:

Board members John Andrews, Kim Ruzicka, Lee Roberts, Lee Moore, Robin Mitchum, Paul Campeau present, also George Townsend from the ACCO.

1) Minutes – Paul moved that the distributed minutes of the October 9th, 2012 meeting of the HOA Board be accepted as amended. Unanimously approved.

2) Old Business

- a. Mailbox painting project update – Lee Moore painted most, remaining to be completed soon.
- b. Picnic Table/pad finished, bench ready to be installed when time/weather permits.
- c. Update on commons area title transfers. Registered letters ignored. Heritage advises seek legal assistance. (expense involved) Robin so moved, Paul seconded, passed unanimously.
- d. 298 Rocky Pitch has made no response, so fines/penalties continued with no objections.

3) Committee Reports

a. Treasurer

Current balances reported \$13,785.16 in checking, \$19,687.29 in the savings.
\$365.84 invoice for repair to Bookcliff Gardens hand delivered, yet to be paid.

b. ACCO

1) Kim will walk the commons areas with Bookcliff Gardens, as well as Lee will talk with Chris to perhaps entertain estimates and/or new bids on mowing as well as complete upkeep. Fencing, foliage, hardscaping options also discussed. Common Area Landscaping and 2013 landscaping upkeep contract discussed. Better care of plants and systems is called for. Decision to negotiate contract(s) to be made Spring 2013.

2) October & November CC&R violations were reviewed and updated. Fines will be levied and letters will be sent to homeowners, concerning landscaping/fencing/upkeep issues which are showing no progress.

-2860 B ¾ Shed questioned still / again.

-2866 Rock Creek Shed approved

-283 Gill Creek Shed approved

-Several Solar panel installations approved (Some discussion of efficiency of same)

-2871 Grizzly Court proposal to suspend fines/penalties for **five** months as per request from Bray/FNB Rockies (\$875) If not brought into compliance fines reinstated.

John moved, Kim second, passed 5-1

- d. UnawEEP fencing holes will be re-addressed in March

4) New Business

- a. Proposal for the publication in newsletter of those addresses that are not current in their HOA dues. Owners will be notified twice by registered mail prior to publication. Moved by Robin, seconded by Paul, passed unanimously.
- b. Spring Newsletter in March.
- c. Election Planning – Spring Meeting of entire HOA tabled to March Meeting? Weather permitting at cul-de-sac. Tuesday or Thursday in May.
- d. HOA contact info request from the city. Consolidate filings and send in.
- e. Property Management services necessity debated. Costs v.s. benefits? Simplify!?

5) **Action Items** were delineated and the meeting adjourned at 8:00 p.m.

- ACTION ITEMS**
- Tree estimates
 - Budget ?
 - Check on Legal Assistance with Common Area titles
 - Check on Common Area Maintenance
 - City HOA Contact form - Robin
 - Neighborhood Watch ?

The next meeting is scheduled for March 19th 2013, at 6:30 p.m. (at 2886 Fall Creek Drive.
- home of John Andrews)