

UnawEEP Heights Home Owners Association

Board Meeting Minutes - May 29th, 2012

Meeting at 2861 Rock Creek Drive, May 29, 2012 called to order at 6:37 by Kristin Gross, VP

1) Roll call / introductions included the following present:

John Andrews, Erin Leigh Cook, Lee Roberts, Jo Anne Allen, Kristin Gross,
Lee Moore, George Townsend, Kim Ruzicka, Robin Mitchum
● Tracy Fielder and Paul Campeau had other commitments

2) After some discussion of UH HOA historical facts, by-law provisions, progress to date, the May 9th elections, and staggering of terms for continuity, the group agreed the following would serve as officers for the 2012-2013 year:

President – John Andrews ~ 1 year left on current board term

Vice President – Lee Moore ~ 2 years left on current board term

Secretary/Treasurer – Robin Mitchum ~ 1 year left on current board term.

ACCO Chair – Paul Campeau ~ 1 year left on current board term.

Also, new board member Kim Ruzicka agreed to join Paul Campeau and George Townsend on the ACCO.

3) Minutes of the May 9th Yearly HOA Meeting were unavailable at the meeting, and are subject to approval by email as distributed by Lesly at Heritage with minor spelling corrections.

4) The current financial report was distributed and clarified by John Andrews. Balances include \$19,680.06 in the reserve account, and \$24,960.46 in the checking account. It was noted that although the balances may seem high, most of the yearly dues have been received, but few of our yearly expenses have been incurred to date. After some discussion of recent expenditures, the report was unanimously approved as submitted.

5) The ACCO report included much discussion on fence repair and policies and procedures with CC&R violations. Limited availability of repair panels, *Friendly Reminder* letter issues, CC&R violation fine status, and liens on delinquent properties were all discussed. The benefits of face to face contact before formal letters are sent was discussed. ACCO procedures will be posted on the bulletin boards. Forms will be made more readily available, and included in our next newsletter mailing. Other specifics on Commons Area beautification and safety improvements including impending bench and foliage additions were put on hold due to the absence of Paul Campeau.

6) ● Three pet waste stations have been purchased and will be installed in the next week or so. One on either side of UnawEEP, and one at the water detention “park” area. Exact locations will be determined with input from ACCO soon.

● In addition to Jimmy Foster, veteran and new volunteers for help with irrigation issues were advised of the combination to the water “key” by the pump behind the sign.

● Sprinkler timing will be moved to earlier in the morning. (4 - 6 a.m.)

● Dues reduction, to perhaps \$150 starting next year, was again discussed as our reserve fund is nearing the heretofore agreed upon \$25,000.

● Traffic control on UnawEEP, including a petition already started, was discussed briefly, and tabled for further future action.

7) A routine UHHOA Board meeting day/time of the first Tuesday every three months, unless needed earlier, was proposed. Business will be conducted via email as much as possible. The next meeting is scheduled for August 7th, 6:30 p.m. - 2861 Rock Creek Drive.

8) Action items were delineated and the meeting adjourned at 8:39 p.m.

ACTION ITEMS -

Kim Ruzicka will check with Valley Wide on tan fence panel availability, as well as check with the Post office regarding regulation on upkeep (painting?) of Mailboxes.

Robin Mitchum will get with Jimmy on sprinkler timing, and schedule a time with Ron Davis (irrigation system installer) regarding blueprints & maintenance procedures. Also check into signatures for bank accounts.

John Andrews will contact Tracy regarding insurance and bank account information update.