



UnawEEP Heights Home Owners Association

<http://unawEEPheightshoa.com>

UnawEEP Heights HOA, c/o Heritage Property Management

2650 North Avenue, Suite 116, Grand Junction, CO 81501

Opening

The Board meeting of the UHHOA Board of Directors was called to order on January 18, 2021, at 6:35 P.M. The meeting was held via conference call due to the continued tight guidance from the Mesa County Health Department concerning the coronavirus pandemic.

Present board members:

Chris McGillivary

Michelle Jarvis

Tom McKenzie

Jim McKenzie

Bob Larimer

Present homeowners:

Penny Carter

Marilyn Stroo

Past meeting minutes from November and December

- The meeting minutes from the meetings of November 23 and December 14, 2020, need board approval before they can be archived. It was motioned and voted unanimously that the electronic copies could be e-mailed and evaluated by the board by Wednesday, January 20.

Treasurer's report

- No formal update, but Treasurer has examined the November financial reports and has no issues. December reports should be available later this week.

Lien status

- There are four outstanding liens on UnawEEP Heights properties. No changes have occurred to these liens in several months, indicating it's again time to ask these homeowners if they would agree to payment plans. Heritage may be doing this already; we need to inquire if it's being done and if so, how often.

Subcommittee updates

- During the meeting on December 14 the board agreed to form two subcommittees, one for Finance and one for Policy and Procedures. The Finance committee is being assembled. This committee has accepted the important task of building a pro-forma budget that can be presented to the homeowners for inspection. Such an estimated budget needs to be ready during winter 2021 so it can be posted publicly and a discussion started among the homeowners either approving or rejecting it. Putting the work in during winter and early spring 2021 will prevent surprises at the annual meeting in May, provided it can be held at that time. Additionally, annual dues statements are distributed in early April and a budget available by then could help determine the amount of the assessment for 2021. The Finance committee has copies of the reserve study and will use it for budgeting estimates. The Policy and Procedure committee is also being assembled and will discuss potential changes to HOA meeting decorum and governing regulations.

ACCO updates and policy enforcement

- Enforcement status – UHHOA has received an email from Heritage dating from just before the end of the 2020 concerning code enforcement efforts suggested during a repeat census in early December 2020. The board agreed two Unawep households need to be approached to either secure a promise to fix the violations, or to be informed of fines that will begin within 15 days of the visit. The board was informed of two households that need reminders to keep trash cans behind screening; HOA CC&R's support this directive. We need to ask Heritage whether they are performing drive-by inspections and if so, what those inspections have revealed.

Annual meeting status

- As discussed in the December 14 meeting, there has been no change in the guidelines for multi-person gatherings in Mesa County. County and State Health departments are closely monitoring coronavirus cases; we may see a lessening of the severity of the pandemic when the weather warms. Since it's unlikely we will be able to conduct a 2020 annual meeting, it was suggested to post a letter at Heritage for public consumption explaining why the 2020 meeting didn't occur and describe the board's unsuccessful efforts to put one together. It's possible the annual meeting for 2021, should it be conducted in the normal spring time frame, will include updates that would have been presented at the 2020 meeting.

Turnaround at eastern end of Rock Creek Drive

- A certified letter was sent to Okagawa Farms on January 12. UHHOA is trying to talk to the management of Okagawa Farms concerning the turnaround at the east end of Rock Creek Drive, which needs a boundary fence and improvements to paving and curbing. So far no response has been received, which is probably because the managers of Okagawa are on vacation during the winter. UHHOA will continue trying to involve Okagawa in this effort.

2865 Victoria Drive status

- A conversation was held with Laurel Walters, a board member of Karis, Inc., which is the current lessee and operator of the double-lot property at 2865 Victoria Drive. Laurel said the people residing at the property are homeless and disadvantaged adults who are at high risk for health emergencies due to coronavirus. The assistance provided at the building is currently

being funded by a grant that is scheduled to expire at the end of April. Karis is partnering with Mesa County to offer these services. Staff and support people are coming and going from the facility, but the actual residents are not allowed to leave. For the time being it would seem this is a stable situation; UHHOA will continue to monitor the status of the property and provide updates.

Thompson Landscaping contract

- Thompson Landscaping's contract for 2021 was signed and forwarded to Heritage, but the board has concerns about creeping upward costs with this vendor. It was agreed to bid this service out for 2022; the bidding process needs to occur starting in September or October 2021 to allow enough time for deliberations. This plan was motioned and seconded and voted unanimously.

The next meeting was scheduled for Thursday, February 18, 2021, at 6:30 P.M.

Meeting adjourned at 7:47 P.M.