



# Unaweeep Heights Home Owners Association

<http://unaweepheightshoa.com>

Unaweeep 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 November 23, 2020, at 6:37 P.M. The meeting was held via conference call due to tightening of meeting guidance after coronavirus announcements by the Mesa County Health Department.

## Present board members:

Bob Larimer

Michelle Jarvis

Tom McKenzie

Jim McKenzie

## Present homeowners:

Penny Carter

Soren Nielsen

## Recent homeowner mailing

- The latest mailing, which we agreed to distribute in the November 4<sup>th</sup> meeting, was received by homeowners on November 19<sup>th</sup>. A copy of a pro-forma budget was included, which displays the actual numbers for the current year, and estimates for 5 and 7 month periods. This budget was composed by the Treasurer in early June. For budget discussions the board continually reviews financial data and approves revenue actions and expenditure changes for the 2020 budget. At the current time, given the challenges of this year, the board's fiduciary stewardship has been executed competently. It was agreed that during the next meeting we need to talk about budget estimates for Fiscal Year 2021.

## Annual meeting status

- Once again plans for the annual meeting have been scuttled by the pandemic. We will continue to scout for potential venues during the lockdown so we will be able to move quickly when things loosen up. In the past the board has discussed doing the meeting via virtual teleconference; the biggest problem with this method is organizing and controlling the session

so it doesn't devolve into chaos. Per Heritage, virtual meetings have worked with very small HOAs, but ours is large and moderating a meeting would be a considerable challenge. The worst outcome would be contention and shouting matches that couldn't easily be refereed or resolved. There is no easy solution here given current conditions.

## **2865 Victoria Drive**

- The board has engaged an attorney to research the latitude the HOA has regarding the usage of the double-lot building at 2865 Victoria Drive. At the time of this meeting the attorney had not rendered an opinion. The board is concerned that housing homeless and underprivileged youths at this facility is not appropriate for our community. We are waiting for the attorney to give us her findings.

## **Turnaround at the end of Rock Creek Drive**

- The board received a complaint about homeless persons wandering over from 29 Road and causing nuisances for the homeowners on Rock Creek Drive. It was mentioned that the turnaround at the end of Grizzly Court has a rudimentary wire mesh farm fence that keeps out random homeless people. The board is trying to contact the management of Okagawa Farms, the owner of the land east of Rock Creek Drive, to see if a similar fence could be built there. Also, the homeowner mentioned this turnaround is not paved, so any prolonged wet storms result in a mud pit. We will continue trying to get Okagawa Farms' attention.

## **ACCO Status**

- During the meeting on November 4<sup>th</sup> it was mentioned that ACCO violation letters had been mailed to 10 homeowners by Bray late in 2019. The Board needed to take further action, if needed, by the one year anniversary of those mailings. The original list of homeowners was reviewed and a new inspection done on November 16<sup>th</sup>. Approximately half of the homes on the original list have updates, and the overall situation seems to have improved. The ACCO committee met on November 19<sup>th</sup> to discuss this situation. We will send additional infraction letters to those homeowners who still have violations. Additionally, work has been done on an updated ACCO census, and we will discuss this in a future meeting.

## **November 4<sup>th</sup> minutes**

- The minutes of the November 4<sup>th</sup> meeting were approved and can be added to the website.

The next meeting was tentatively scheduled for Monday, December 14, 2020.

The meeting was adjourned at 7:46 P.M.