



UnawEEP Heights Home Owners Association

<http://unawEEPheightshoa.com>

UnawEEP Heights HOA, c/o Bray and Co. Management

637 North Avenue, Grand Junction, CO 81501

Opening

The Board meeting of the UHHOA Board of Directors was called to order on February 20, 2020, at 6:38 P.M. The meeting was held at Tom McKenzie's house at 2864 Grizzly Court, Grand Junction, CO, 81503.

Present

Tom McKenzie

Chris McGillivray

Michelle Jarvis

Jim McKenzie

Bob Larimer

Treasurer's report

- Tom presented a great deal of financial information. Tom has compiled spreadsheets detailing our current financial position, including quarterly results from the 1st, 2nd, and 3rd quarters of our 2019 – 2020 fiscal year. Tom is trying to determine if Bray's accounting can match his estimates of where we should be at this time, mid-way through our 4th quarter. There are some irregularities that have not been completely explained, but Tom's analysis shows we are within \$726 of being able to match the two tallies. Tom also presented a month-by-month calendar breakdown of Bray's accounting from the first part of 2019 through December 2019. Again, there are questions, such as late fee collection, and Tom is pursuing these matters with Bray in preparation of turning the books over to Heritage late in February.

Tom has also prepared a single-page listing of our actual versus budgeted financials for 2019 – 2020. This is the information we can present at the annual meeting in May. We should be able to explain where we are and highlight, if needed, some of the odd discrepancies we've seen.

Annual meeting preparation

- Tom has composed rough drafts of the documents we will be distributing in advance of the annual meeting, which is scheduled for May 14th, 2020. The topic list is proposed as follows:
 1. Review of 2019 UHHOA events, challenges, accomplishments, and actual financials vs. member approved 2019 budget financials.

2. Review of 2020 UHHOA challenges and proposed 2020 budget financials.
3. Election of new UHHOA board of directors – this point will include an absentee ballot for writing the names of potential directors. Only legal homeowners can vote in this election. There may be as many as four open seats on the board.
4. The UHHOA board does not anticipate any changes to the Bylaws in 2020.

We can fill these major topics with minor points to be discussed during the meeting. We should be able to point to numerous accomplishments, like cleaning up the books twice for the move to Bray and then to Heritage, resolution of our tax problems, management of several large irrigation problems, commissioning of a reserve study, liening homeowners in arrears on their dues, and the ongoing ACCO situation. We can refine this presentation as May 14th draws nearer.

Rebuild of damaged marquee sign

- We have one bid for rebuilding the damaged sign and Bob Larimer is trying to get more. Geico, the insurer of the auto that damaged the sign, has given us their estimate of what they will pay us for the damage. It certainly looks like we'll have to haggle with Geico to get the funds we will need for the reconstruction, as their estimate is well below the bid we have received. This effort is ongoing.

Service on damaged irrigation pump

- The irrigation pump located at the marquee sign was taken to Munro pump for an evaluation. Their service included replacing two electrical components. The pump is now ready to be placed back at the marquee sign when the rebuild is complete. Plumbing for the pump will have to be rebuilt as well.

Location of annual meeting

- We will be checking with Heritage about possible locations for the May 14th annual meeting. Heritage may have a predetermined location for meetings, like Bray did.

Meeting was adjourned at 8:28 P.M. Next meeting is scheduled for Thursday, March 12, 2020, at 6:30 P.M.