



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 March 10th, 2021, at 6:34 P.M. The meeting was held via conference call due to the continued guidance from the Mesa County Health Department concerning the coronavirus pandemic.

Present Board Members:

Chris McGillivary

Michelle Jarvis

Jim McKenzie

Tom McKenzie

Bob Larimer

Past meeting minutes from February

- The meeting minutes from the session of February 18, 2021, were distributed electronically before the meeting. It was motioned and voted unanimously to approve these minutes and archive them on the website.

Dues assessment for Fiscal Year 2021

- The board discussed the amount of the annual dues for fiscal year 2021. The dues assessment will be invoiced in mid-April. Over the past several months an independent Finance subcommittee has examined the possibility of an increase in the annual dues, along with regular discussions of board members. The combined groups have come to the conclusion that a dues increase for FY 2021 is warranted, based on pro-forma budgets and in-depth examination of the reserve study commissioned in 2020. This decision was not arrived at lightly. Further information will be communicated via mail with letters in mid-March, with the dues assessment mailing in mid-April, and at the annual meeting planned for May 19th. This action was motioned and seconded, and approved unanimously.

Venue for annual meeting

- In the last few days an attractive venue has come to the board's attention. The Redlands Community Center, located at 2463 Broadway, is a spacious building that is available at a very reasonable price. The HOA manager stated several other HOAs have conducted meetings at this venue. Since no paperwork has actually been signed for any other venue, and Redlands

Community Center needs events after being closed due to the pandemic, this would seem to be a perfect opportunity. Staging the annual meeting at this venue was motioned and seconded, and then approved by unanimous vote.

Write-in Ballot for officer elections

- The board agreed a write-in ballot for officer elections needed to be created so it could be distributed with the dues assessment letters.

Enforcement letters

- Heritage has the regulatory enforcement letters ready, waiting for the board to approve their distribution. This will be done during the week of March 15th.

Anti-skid pads

- Research has been done in the Grand Junction Code Enforcement documents concerning the state of the yellow anti-skid pads present at many intersections throughout the community. So far no definitive information on the placement or replacement of the pads has been found. Research will continue.

Speed Limit signage on Unawep Avenue

- The board agreed an inquiry to the Grand Junction Traffic Department was needed, to ask about the speed limit signs along Unawep Avenue. Cars are speeding along this street at all hours of the day and night, and we need to see if additional signs are needed. The Board President will contact the G.J. Traffic planning department to ask about this concern.

Possible Bylaws update Spring 2021

- There appear to be conflicts with language in the HOA documents regarding the dates for the annual meeting, dues assessment date, and the date when dues payments become late. The board agreed to take a look at the relevant docs and suggest possible changes to Bylaws and Policies & Procedures. If such changes are needed, the need for them must be included with the notice for the annual meeting.

Security at annual meeting

- There was discussion about the need for security at the annual meeting. The annual meeting on May 15th, 2019, had a security presence and proceeded calmly. This will be talked about further during the next meeting late in March.

The next meeting of the board was tentatively scheduled for Wednesday, March 31st, 2021.

Meeting adjourned at 8:06 P.M.

