



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 31st, 2021, at 6:38 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

Tom McKenzie

Jim McKenzie

Bob Larimer

Past meeting minutes from March 10

- The meeting minutes from the session of March 10, 2021, were distributed electronically before the meeting. It was motioned and voted unanimously to approve these minutes and archive them on the website.

Lien and enforcement status

- According to the financial reports published in mid-March, there are still 3 outstanding liens in force in UnawEEP Heights, same as before. There's been no change here. Regarding the enforcement effort, one of the properties that had fines levied due to violations has resolved their issues. The board motioned and voted unanimously to stop the fines on that household. Another property still has outstanding violations and will continue to face fines.

T4 Tree Service status

- The board has received a proposal from the T4 Tree Service for 2021 services. The proposal is in two parts; one details 3 spraying operations for pest mitigation, and the other is for pruning. The board feels the cost of this proposal is exorbitant. Discussion centered on whether the proposal should be accepted or rejected, or whether a partial acceptance could be negotiated. The board agreed that a history of past service needed to be requested so it could be determined what services are actually required. It was also agreed that a meeting with an arborist from T4 needed to be arranged to talk about the service proposals and the possibility of a partial acceptance.

Annual meeting documentation packet

- The annual meeting is scheduled for May 19th, and the documents that need to be mailed to the community with detailed information about the meeting must be created. Heritage Property Management has four documents that were composed for last year's meeting that never took place. These documents can be edited to announce this year's meeting. Two board members agreed to take a close look at the four docs to see if they could be used this year.

Bylaws update

- During the March 10th meeting a question was raised about updating the HOA bylaws pertaining to important dates like lead times for the annual meeting announcements. The policies and procedures and CC&R documents are aligned here, but the Bylaws aren't. Bylaw changes have to be approved by homeowner vote at the annual meeting, so possible changes have to be communicated using the annual meeting mailing. The same two board members who agreed to look at the annual meeting docs agreed to examine this topic.

Speed limit signs on UnawEEP Avenue

- A question was posed on March 10th about speed limits on UnawEEP Avenue. Board members have observed traffic moving at very high speeds on this street. A query with Grand Junction Traffic analysis showed proper permanent signage is in place, so further action will involve arranging for temporary electronic signs to be placed along the street.

Recap of voting issues at conclusion of board meetings

- A request at the end of the March 10th meeting was to include a recap of votes that occurred during board sessions. A summarization of voting at the conclusion of a meeting is recommended by Robert's Rules of order. This proposal was motioned and approved.

Anti-skid pads at street intersections

- The yellow anti-skid pads designed to warn blind or disabled persons of their proximity to street intersections are in pretty bad shape in UnawEEP Heights. Only a few of these pads are in one piece in the subdivision. After research in both UnawEEP Heights regs and Grand Junction City code, there are no obvious legal or regulatory issues with not having these pads in working condition at this time. Therefore, replacement of the pads can wait until the timing is better. The issue can be tabled for now.

Assessment status and voting rights

- There have been discussions in past board meetings about whether homeowners whose assessments are not current can vote or attend the annual meetings. It's not clear whether "participation" in the annual meeting is voting, or only the ability to attend. The issue will be investigated by the same two board members mentioned previously.

We must have our pertinent documents completed by approximately a month before the annual meeting, so the next UHHOA board session is scheduled for April 14th, 2021. At this meeting the primary task will be to finalize the documents so they can be mailed immediately after 4/14.

Meeting adjourned at 8:12 P.M.

