



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 April 8, 2020, at 6:38 P.M. The meeting was held via a conference call.

Present

Tom McKenzie

Chris McGillivary

Michelle Jarvis

Jim McKenzie

Bob Larimer

Treasurer's report

- Tom noted that he and Karen Houlihan from Heritage have been working on the financial reports. The closing reports for March are almost ready. We should have very clean reports finalized very soon and can then prepare reports for the next few months and have them ready for the annual meeting.

Annual meeting preparation and postponement notification

- Due to the global coronavirus crisis and the subsequent government mandates for social distancing, the annual meeting will be postponed until later in the year. We really don't have any idea when the new date will be because no one in any government anywhere has any idea either. Three members of the board, Tom, Bob, and Jim, have terms that are scheduled to end on May 15, 2020. Since the meeting will not be held on that date, a motion was raised and seconded to have these three members' terms of office extended until the annual meeting is over. This motion was voted on and approved unanimously.
- A mailing announcing the postponement of the annual meeting will be composed and mailed by April 15, 2020. This mailing will contain the news about the meeting postponement, and will decree the meeting will take place 30 days after the Mesa County government declares the all clear. Also, a portion of the letter being sent will have information about the "Check on your Neighbors" program from the Mesa County Public Health department. This program is an effort to help people in our community that may have be having difficulties during our current period of social distancing.

Potential new board member

- Mark Armstrong of 283 Gill Creek Drive has expressed an interest in joining the board. He and his wife are socially isolated and so could not be invited to this meeting. He has been informed of the next meeting date, tentatively slated for May 7, 2020.

Marquee sign rebuild

- The masonry column in the marquee sign at the intersection of UnawEEP Avenue and Fall Creek Drive is complete. Now we have to repair or replace the decorative "UH" emblem attached to the sign. Bob Larimer will contact Bud's Signs, who it's thought built the emblem when the sign was first constructed, to see about repairs.

ACCO effort

- We need to continue the work on building a comprehensive census of outbuildings and additions to homes in the subdivision. Our previous censuses are not thorough enough to capture all the outbuildings and changes that have occurred in the community. Will there be an appeal process available to homeowners? Is it enough to request information from the community to compile a more detailed census? We need to build a more robust checklist or information gathering process. Tom and Chris agreed to brainstorm such a process that can be discussed during the May meeting.
- Should we invite Jerry Rollins to join the ACCO committee? At this time Bob Larimer is the sole member of the ACCO group.

Reserve Study

- The Board agreed to take a closer review of the Reserve Study in an effort to determine the feasibility of it's contents, and to identify a strategic approach for implementation. Once the Board has concluded the review and identified implementation strategies, the Reserve Study and strategies will be presented to the HOA for deliberations.

Fencing issues

- The family living at 2868 Victoria Drive have reached out to the HOA through Heritage. They have damaged fence panels and need to get replacements. Once again this brings up the old contention between commonly owned HOA fencing, shared fencing between the HOA and the homeowners, and fencing wholly owned by the homeowners. Bob Larimer agreed to take a look at the situation, and to contact former board member and former ACCO chairman John Andrews, who has offered old fence panels for sale in the past. We have to be careful to not offer to solve every problem encountered by homeowners regarding fencing, or we'll be on the hook for every fencing issue in the entire community. In the long term budgeting and planning according to the Reserve Study must be undertaken to see if fencing issues can be solved logically and relatively inexpensively.

Chris McGillivray motioned that each meeting should include a mention of the lien situation in the HOA. This motion was seconded and then approved unanimously.

The annual meeting may need to occur outdoors to minimize coronavirus contagion concerns.

Meeting adjourned 7:42 P.M. Next meeting is scheduled for Thursday, May 7, 2020, at 6:30 P.M., location to be determined.

