



## *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 14, 2021, at 6:46 P.M. The meeting was held via conference call due to continued guidance from the Mesa County Health Department concerning the coronavirus pandemic.

### Present Board Members:

Chris McGillivray

Michelle Jarvis

Tom McKenzie

Bob Larimer

### **Past meeting minutes from March 31**

- The meeting minutes from the session of March 31, 2021, were distributed electronically before the meeting. The minutes were conditionally approved by the board given certain edits were performed. It was motioned and voted unanimously that the newly edited minutes could be archived on the website.

### **T4 Tree Service status**

- During the meeting of March 31 the board discussed the 2021 service proposals from T4 Tree Service. It's felt we need a face-to-face meeting with an arborist from T4 to discuss the proposals and see if T4 has any flexibility in their execution. An appointment setter from T4 mentioned the morning of Thursday, April 22, 2021, was a good meeting date. We will try to arrange a meeting at a board member's house on this date.

### **Possible homeowner populated ad hoc or short duration subcommittees**

- The positive experience with the Finance subcommittee last winter has inspired the idea of convening committees populated primarily by homeowners for HOA initiatives like fencing, irrigation and tree policy. While this is a good idea, it may not be possible to take the concept forward until after the board elections occur during the annual meeting. It was decided the committee concept needs to pause until after the annual meeting, when a completely new or newly-elected board is seated.

### **Annual meeting documentation packet**

- A few edits were suggested to the draft docs for the annual meeting. A proxy statement on the write-in ballot designating Heritage as our agent for collating and collecting ballots was

proposed, so Heritage can tally write-in board nominations and votes for our Bylaw update. Also, the Bylaw update question will also be on the write-in ballot to insure a vote is possible for this measure. These final updates will be forwarded to Heritage to insure the mailing takes place by April 19<sup>th</sup>, 30 days before the annual meeting.

### **Code enforcement efforts**

- There are currently four outstanding code violation negotiations in the community. One homeowner on Victoria Drive has complied with the violation letter and fixed their problems. No further fines are needed there. Another property on Victoria Drive still has issues; the homeowner is seeking a meeting with the board to lodge a complaint about the enforcement action. A third homeowner on Rocky Pitch Road has a question about the letter pointing out mismatched paint on a shed. A fourth homeowner on Lobe Creek Court has a question about a plastic shed; the board has granted a variance on this question until August 31, 2021.

### **Voting rights and attendance at annual meeting**

- Homeowners that have not paid their annual assessments cannot attend or vote at the annual meeting. The board will clarify this stipulation in the annual meeting documentation packet. There has been an outstanding question about the difference between attendance, participation, and voting; the board wants to make clear that properties in delinquent status as of May 17<sup>th</sup> cannot participate in any way at the annual meeting. However, the board agreed payments made at the Redlands venue just before the annual meeting will allow the homeowner immediate attendance and voting privileges.

### **Security at the annual meeting**

- The board debated the issue of security at the annual meeting. UHHOA employed uniformed security at the 2019 annual meeting and things went smoothly. The board voted to approve security at the meeting and also voted unanimously to have a uniformed guard rather than a plainclothes operative.

The next meeting was slated for May 5<sup>th</sup>, 2021, to firm things up just before the annual session.

Meeting adjourned at 7:56 P.M.