



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 UH HOA Board of Directors was called to order on May 21, 2020, at 6:35 P.M. The meeting was held via conference call, like the previous two meetings.

Present

Tom McKenzie

Michelle Jarvis

Jim McKenzie

Chris McGillivary

Bob Larimer

Mark Armstrong

- Discussion about Mark Armstrong's candidacy for Board membership was tabled because Mark didn't attend. We will try again during our meeting slated for early June.

Treasurer's report

- Tom has been working with Karen Houlihan of Heritage on our financial position through April. As of 5/20 we have collected dues from 104 of our 137 homeowners, leaving 33 homeowners in arrears. Tom will be going to Heritage's office on 5/27 to talk about the annual budget and how we can finalize the budget that will eventually be presented for the annual meeting.
- The group talked about how we might accomplish a leniency for homeowners who are experiencing financial hardship because of the coronavirus pandemic. Only one homeowner we know of has petitioned for leniency as of this date, May 21st. It was decided, via a motion that was upvoted unanimously, to postpone late fees until June 15th, giving an extra two weeks before fines will be levied. This seemed to be a good strategy to bridge trying to help people while at the same time not doing anything about people who haven't paid their assessments.
- Tom mentioned the meeting held at Heritage on May 12th, where budget forecasts we studied. Tom has a bare-bones budget put together that has no funds set aside for any items in the reserve study, since we haven't talked specifically about any reserve study budgetary implications. We should try to get some sort of plan nailed down soon.
- A motion was raised to have a meeting on June 4th that would be devoted to getting infrastructure items scheduled for action in 2020 and 2021 budgeted as best as could be done.

Annual meeting planning

- The group discussed the need for setting a firm date for the annual meeting. The idea of holding some sort of web session hasn't gotten much traction because it would be very hard to organize and control a webinar, especially where a lot of questions and observations would be expected. An open-air meeting in mid-July is a more attractive possibility; we could enforce social distancing more easily in an outdoor setting. A tentative date of Thursday, July 16th, was mentioned. Michelle drew attention to an disclosure from Mesa County Public Health that suggested we will need to be granted government permission to hold this meeting on this date. Could we postpone the meeting again if local government is not permitting such a meeting by mid-July?

ACCO effort

- Chris distributed a new ACCO checklist that looked very good. The checklist could be sent to every property owner with the intent of gathering detailed information about outbuildings, trees, paint, lighting, landscaping, plants, and other architectural features. Chris agreed to inspect CC&R's and our Policies and Procedures to see if any further ACCO issues were pertinent to his template. As an initial effort this looks real nice, and has the advantage of being specific to each property. We'll talk about this more shortly.

It was agreed to schedule a meeting on Thursday, June 4th, and devote that meeting to discussion about the reserve study and ACCO work. This session will be held at Bob Larimer's house at 273 Silvertip Way. Social distancing should be easy to maintain.

The meeting was adjourned at 7:44 P.M.