



## *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 July 27, 2020, at 6:36 P.M. The meeting was held at Tom McKenzie's house at 2864 Grizzly Court, Grand Junction, Colorado, 81503.

### Present

Tom McKenzie

Michelle Jarvis

Jim McKenzie

Chris McGillivary

Bob Larimer

### **Treasurer's report**

- Tom provided a treasury update. We are in good shape, Tom is in contact with Heritage frequently and exchanges information with Karen Houlihan.
- According to the latest Accounts Receivable listing, distributed on 7/27, there are 16 owners in arrears consisting of about \$5100 in unpaid revenue. This includes several homeowners who have agreed to a payment plan and several other homeowners who have not paid their annual assessments for 2020. It was agreed we need to arrange a meeting with Heritage to discuss possible liens and past due payments, especially for those homeowners whose 2020 dues are late.

### **Marquee sign rebuild**

- The only big item left here is to replace the decorative emblem, which was damaged in the wreck. One bid from Bud's Signs has been obtained, and attempts to get other bids have been sidetracked because other sign companies don't want to have to get specifications from Bud's Signs and then take the business away. The board approved a motion to accept the bid from Bud's Signs and get this going.

### **Reserve study activities**

- An item mentioned in the reserve study that needs attention in 2020 is the wooden surround for the irrigation pump in the enclosure in the drainage basin at the intersection of Silvertip Way and Fall Creek Drive. To save money, it was suggested to commission work from a

homeowner for this effort. A homeowner on Victoria Drive has done work for the HOA before; he will be asked if this project is something he can perform.

### **Status of annual meeting**

- We submitted a request to the county health department on June 24<sup>th</sup> informing them of our intent to hold our annual meeting. As of July 27<sup>th</sup> no new information has been received concerning our request.

### **Tree replacement**

- Three trees on the parkway near the sidewalk intersecting with Grizzly Court were removed in the summer of 2018. Tom McKenzie has been researching possible replacement trees with the help of Thompson Landscaping. In addition, a dead tree bordering the drainage basin may need to be replaced. Tom will continue with his research efforts.

### **Fencing along Unawep Avenue**

- An informal inspection of fence panels facing Unawep Avenue was done. There are approximately 240 damaged panels in 155 half-sections in these common fences. Six new panels are required per half-section, and each new panel is priced at \$9. So, just to replace panels that are obviously damaged at current prices would cost \$8370. Some money for fencing replacements is advocated by the reserve study, but the exact amount has not been determined. The board thought it would be a good idea to see if Heritage has dealt with similar fencing issues with other HOAs. Heritage will be asked if they have any information that would be helpful.

### **Annual assessment amount**

- The board is curious about the annual dues for other HOAs and how Unawep Heights' dues compares. Also, the ACCO committee is trying to get similar information. We will also ask Heritage if they have any data.

### **Enforcement efforts**

- The board agreed we need to revisit enforcement concerns on complaints submitted by homeowners. Once again we will be consulting Heritage for advice.

### **Nominating committee**

- Does the board need to create a nominating committee for new board members? We had believed the actual board had been functioning as a nominating group. We will also ask Heritage about this issue.

Meeting adjourned at 8:14 P.M.

Next meeting has been scheduled for August 17, 2020, at 6:30 P.M. At Bob Larimer's house at 273 Silvertip Way.

