



## *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 September 24, 2020, at 6:37 P.M. The meeting was held at Bob Larimer's house at 273 Silvertip Way, Grand Junction, Colorado, 81503.

### Present

Tom McKenzie

Chris McGillivary

Jim McKenzie

Michelle Jarvis

Penny Neuman

Bob Larimer

### **Status of coronavirus and Mesa County guidance**

- As of September 18<sup>th</sup> Mesa County has declared a "Protect Your Neighbors" initiative, where gatherings of up to 300 people or up to 50% of the venue capacity, whichever is a lesser number, are permitted. We are trying to line up a venue for the annual meeting; a firm date and venue have to be set up before an announcement can be made. If and when a determination is made about the meeting, should we post the news on the website?

### **Statute of limitations on regulatory violations**

- Penny mentioned a new DORA law that sets an enforcement limitation of one year for any violation of HOA regulations.

### **Heritage boardroom as possible HOA meeting site**

- There was discussion about conducting the HOA meetings at a neutral site and insuring more control over procedural flow. We will ask about engaging the boardroom at Heritage as a potential meeting site.

### **Homeowner information packet**

- A packet of information intended to update the homeowners, which was put together in February or March, was discussed again. This packet would be a disclosure to the community about 2020 accomplishments and important events, such as the reserve study. This packet was to be separate from the ballot letter which was mailed in April. Need to organize this effort and get it disseminated very soon.

### **Treasurer's update**

- Tom provided an update on HOA finances. We are in good shape. Adjustments need to be performed on a couple of homeowner accounts where an unexpected overpayment occurred. Tom is working with Heritage on these issues. Tom is confident about our status at this time of the fiscal year.

### **Irrigation shutoff Autumn 2020**

- Our target date for turning off the irrigation water is October 20<sup>th</sup>. We need to shut the water off before any hard freezes occur to minimize damage to pipes and valves on homeowner properties. This idea was motioned, seconded and approved unanimously.

### **Sump pump in Silvertip Way drainage basin**

- After a heavy rainstorm on September 8<sup>th</sup>, the drainage basin at Silvertip Way and Fall Creek Drive filled up with 3 feet of water. The pump underground at the basin had to be operated manually to clear this water, and since that time the basin has had a smaller amount of standing water present most of the time, usually after the sprinklers run. Bob Larimer will ask Thompson Landscaping to check the automated function of the pump to avoid having to manually intervene whenever water accumulates in the basin. Idea was motioned, seconded, and approved unanimously.

### **Protocol for HOA meetings**

- There was discussion about observers and homeowner attendance at board meetings. Homeowners who attend board meetings must have a predetermined topic to introduce at the meeting, and rules of order need to be specified ahead of time to prevent disorder. These stipulations will be developed prior to the next meeting. Should the date, time and location of the next board meeting be posted on the website? Not a bad idea. Elizabeth Marvin will be asked about these matters.

Meeting was adjourned at 8:31 P.M. A date for the next meeting was not set and will be determined later.