



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 November 4, 2020, at 6:47 P.M. The meeting was held via conference call due to tightening of meeting guidance after coronavirus announcements by the Mesa County Health Department.

Present

Tom McKenzie

Chris McGillivary

Bob Larimer

Board meeting organization and conduct

- There was discussion about the future conduct of board meetings. Chris has proposed the idea of always having the board sessions via conference calls because of the ease of managing them, the fact that many people other than board members can participate, the logging that takes place afterwards so an attendance record exists, and the convenience of not needing a physical location. An action item was to research the capabilities of our conference vendor and see what further enhancements we can take advantage of.

ACCO actions from late 2019

- Tom pointed out that ACCO violations we had informed Bray Management about late in 2019 and were sent to homeowners without UHHOA supervision had not been followed up on. Before too much more time passes action must be taken because of a statute of limitations the board was made aware of during the meeting in September. Bob agreed to research these notifications and violations and determine what can be done to either solve them or keep them moving.

2865 Victoria Drive

- This property was formerly a facility managed by the Strive organization to care for handicapped people. The facility was vacated at the end of August 2020 because Strive consolidated their operations and the property no longer fit into their plans. At the current time the facility has been rented by another organization that helps disadvantaged and homeless youth. The Board questions whether the new renters and their mission are compatible with UnawEEP Heights and the composition of our community. At very least the homeowners nearby need to know what is happening with the property. The Board motioned and unanimously approved an effort to get an opinion from an attorney about this situation.

Turnaround and area at the Eastern end of Rock Creek Drive

- A homeowner living on Rock Creek Drive mentioned problems with homeless people filtering over from 29 Road and causing nuisances. The homeowner said such people camp near his property, ask his family to charge cell phones, and generally create unwanted issues. Additionally, the circular turnaround where Rock Creek Drive ends is not paved or curbed and turned into a muddy mess after the significant snowstorm on November 1st. Tom mentioned the Eastern end of Grizzly Court is similar but has a chain link fence preventing people from walking through the community. The land at both turnarounds is owned by Okagawa Farms, not Unawep Heights. It was agreed UHHOA needs to pursue this concern and talk to the management of Okagawa Farms; motioned and approved unanimously.

General information mailing

- It was agreed a general mailing needs to be organized to keep the homeowners informed about the current status of the again postponed annual meeting, the reserve study, and our current financial status. Heritage's help will be solicited to put together this mailing. This idea has been discussed several times in past board meetings.

Treasurer's update

- Tom has worked with Karen, the accountant at Heritage, on September's financial reports. We are in good shape. The tree plantings that occurred in September needed special handling. The possibility of including budgetary information in the general mailing was discussed; Tom's budget from early June could be included.

GEICO insurance settlement for damaged marquee sign

- The insurance reimbursement for our damaged sign has arrived. GEICO cut UHHOA a check for \$3,575.36. This payment will be deposited immediately.

New homeowner packet

- The idea for a new homeowner informational packet was introduced at the September meeting and has been proposed before. We need to proceed with this effort. We will solicit Heritage's help here; perhaps they've done this in cooperation with other HOAs.

The next meeting was slated for either 11/19 or 11/23. We'll make a decision about one of these dates very soon.

Meeting was adjourned at 8:15 P.M.