



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

Board meeting agenda – December 14, 2020 at 6:30 P.M.

Meeting to be held via conference call due to tightening of guidance from Mesa County Health Department – call 701-802-5286, with access code 687416 and PIN 7018

Call to order/attendance

Call for agenda additions and modifications

New business:

- Lien status – last A.R. Listing showed 5 outstanding liens, but one has been retired, so as of the last reporting period we have 4 current liens. This could change with the preparation of November's reports, which should occur around December 20th.
- Budgeting – as discussed during the November 4th meeting, we need to firm up our pro-forma 2021 budget. Tom's budget from early June, sent via mailing in November, is a start towards creating our budget estimates for fiscal year 2021. We can talk about what activities the reserve study recommends we undertake next year and how to plan our expenditures appropriately.
- Annual meeting status – nothing has changed from November, we are in a lockdown with no obvious update on the horizon. This may be the case until Spring, or until we start having people be vaccinated against the virus. There's no way to guess when vaccinations may alter the guidelines disseminated by the health department.
- 2865 Victoria Drive – we consulted a lawyer about our legal position regarding the current operation of this property. The concern was whether the new operator of the property is utilizing the facility in a manner suitable for our neighborhood.
- Dog waste bags – need to order more dog waste bags for our three dispenser stations. Cost is \$200 for eight “headers”, or 2000 bags. They are expensive. Last order was at least two years ago for two boxes, and we are out now.
- Approve or disapprove meeting minutes from session of November 23, 2020.

Old business:

- Turnaround at the end of Rock Creek Drive – a homeowner living on Rock Creek Drive complained homeless people are wandering over from 29 Road and causing problems. The large parcel of land immediately East of Rock Creek Drive is owned by Okagawa Farms, so we would need their cooperation to come up with a solution. The East end of Grizzly Court has a wire mesh farm fence that seems to prevent these sort of nuisances. Bob Larimer is trying to contact Okagawa, but they don't return phone calls.
- ACCO status – we are following up on ACCO violation letters that were sent in December 2019. An HOA response is necessary in the current month because any ACCO infractions not addressed this month will be grandfathered according to CCIOA, the Colorado Law governing HOA communities. It appears we'll be sending new letters out to 6 out of the 10 homeowners that received infraction letters late in 2019. A couple of the infractions have been resolved already.