

MINUTES
of the
EIGHTH MEETING OF THE BOARD OF DIRECTORS
of
UNAWEEP HEIGHTS HOMEOWNERS ASSOCIATION, INC.

Minutes of the Meeting of the UnawEEP Heights Homeowners Association, Inc. held at 2873 Bear Canyon Court in the City of Grand Junction, County of Mesa, State of Colorado on the 18TH day of January, 2011, called to order at 6:20 p.m. by President, Tracy Fiedler.

There were present the following board members:

Tracy Fiedler—President
Roberta Pomaski—Treasurer
Kristin Gross--Secretary
Paul Campeau
Fred Jarvis
Deborah Yearout—Property Management (not in attendance)

First Item: Minutes from November Board Meeting approved

**Second Item: Property management—Deborah Yearout not in attendance
Deborah needs Roberta to stop by to sign checks for Xcel, Cuttin Up, and A Step Above**

Third item: Agenda tabled in order to discuss concerns with property management and upcoming items

- Board is concerned that management has not been in attendance at the last three board meetings
- Communication is not working and management does not follow through with our requests.
- Roberta will send a letter to Deborah: board will get referrals and retain own attorney, update on fines and financials needed, financial reports for tax filings needed
- Board is unsure of how to proceed with certain issues and discussed the need of having an attorney for advisement. Deborah was supposed to have retained an attorney and has not yet. Fred has some contacts and will get some attorney referrals.
- Tracy suggested using Pangallo Tax Services since A Step Above does not prepare HOA taxes. He will get an estimate from him for the next meeting.

Fourth item: Remaining fencing bids and upcoming completion deadline

- Fencing deadline is February 1, 2011
- All homeowners have been given estimates except for rental properties at 2871 Grizzly (3 Eagles LLC) and 2860 Arrasta Ct. (UnawEEP Homes LLC). Secretary will attempt to check into current owners and/or property management and addresses.
- Motion made to extend the fencing and landscaping deadlines 60 days until April 15th by Paul Campeau. This will allow for warmer spring weather for completion. Motion seconded by Roberta. Motion was passed by HOA Board.

Fifth item: Donation to church for hosting HOA meeting

- Proposed amount from November 4, 2011 was \$100, we have yet to make a donation.
- Motion made by Kristin to send a donation Living Hope Church in the amount of \$100.00 for hosting the October 2010 HOA meeting. Motion was seconded by Roberta. Motion was passed. Tracy will get check from Roberta and deliver it.

There being no further business, the meeting was adjourned at 8:05 p.m. The next board meeting is tentatively scheduled to be held on the 10th day of February, 2011 at 6:00 p.m. at Paul Campeau's residence.

Dated this 18th day of January, 2011.

Respectfully submitted,

Secretary