

MINUTES
of the
TENTH 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 285 Gill Creek Court in the City of Grand Junction, County of Mesa, State of Colorado on the 6th day of April, 2011, called to order at 6:02 p.m. by President, Tracy Fiedler.

There were present the following board members:

Tracy Fiedler—President
Robin Mitchum—Vice President
Roberta Pomaski—Treasurer
Kristin Gross--Secretary
Jim McKenzie
Paul Campeau
Fred Jarvis
Deborah Yearout—Property Management
Carol Bellhouse—HOA Attorney

First Item: Approval of the agenda

Second Item: Approval of the minutes from March 9, 2011 Board meeting

Third Item: Irrigation update

- Robin will get copies of irrigation systems and shutdowns for all of those homeowners trained in emergency irrigation.
- Another subdivision had a sign showing a later turn on date, but it should still be sometime next week.
- Robin will double check that everything is shut off for that initial filling to keep mud from the lines.
- OM Irrigation is supposed to contact Robin prior, so he will post signs to let homeowners know.
- Robin has not yet been in contact with Jimmy of Cuttin' Up to double check the snow removal fees. He will also see if the contract with Cuttin' Up is needed to be re-negotiated or if he will need to get other bids for this coming year.
- Deborah has received two invoices from 2010, one that he says are outstanding and that he previously sent. She shows record of it being paid and the check, Robin will take the photocopy (of invoice #218) to his meeting with him. It is Invoice #217--lawn cutting on 9/6/2010 and 9/13/2010 for total of \$180.00.
- New invoice from Cuttin' Up: Invoice #306—03/31/11 Spring Cleaning \$600.00 and Fertilization \$150.00.

Fourth Item: Treasurer's report

- We have renewed our annual report for the trade name with the Secretary of State, using Tracy's principal address.
- Tax documents are now in Tracy's possession, he has talked with Pangallo's and will drop off the documents with them tomorrow. The tax preparation fee is estimated to \$150.
- Xcel bill comes toward end of the month.
- Carol Bellhouse's retainer fee \$300 was paid tonight to her, Check #2039.
- A Step Above Property Management fee of \$250 was paid tonight, Check #2040.
- \$25 transfer fee was paid to HOA by 282 Gill Creek Ct for Timothy W. Smith and Deborah G. Smith to buyers Roger N. Shay and Pamela J. Shay.
- Need to add a category for transfer fees on next year's budget. Separate line items for recording/accounting fees and legal counsel for next year's budget. need to add a line item for dividend interest
- Need to update budget for tax prep fees to be \$200. Non-profit fee can be separate line item.

- February's statement on checking account: \$7808.72. Savings account \$9665.68.

Fifth Item: Property Manager's Report

- Only one past due account has been paid since last meeting. Outstanding balance is now \$2739.50; 12 residences are still outstanding. These homes have been notified repeatedly and have made no attempt to pay. Liens will be filed after double checking with Assessor and Treasurer's office for all correct addresses. If addresses are different, we will send a bill to the new address and give an opportunity to pay; if address is correct a lien will be filed.
- 2863 Grizzly Court, the Smith residence, is possibly filing bankruptcy. She requested a ledger be faxed, and then during her conversation with Deborah, she disclosed that she is going bankrupt. A superlien is possible in the language of our covenants, this would be recoverable against the seller paid at closing (mortgage company would pay). Deborah will file a lien on this residence as soon as possible so dues may be recoverable.
- May need to add a line item for bad debt expense for situations like the above.
- Outstanding dues next step is to file a lien. Some letters/statements have come back undeliverable. **She will email a list of those that have been returned. We need to double check addresses on file (as well as email addresses).**
- Need to keep track of insurance premium due date as it will be upcoming. It was paid at end of July (believe it is effective August 1 to July 31).
- Timothy and Sherri Crowe claim lender told them not to pay their dues because they were in the process of a loan modification. Deborah has corresponded with them requesting proof, but otherwise that is a situation with their lender not with us. The board is denying the request to waive the fees. If he wishes to make payment arrangements on the balance and an initial payment, the board will not pursue a lien or add any additional late fees.

Sixth item: Architectural Control Committee

- Needs to develop some written standards. We will reference the book that was distributed when the homes were first built by Pinnacle that stated the specifications that original homeowners were held to.
- Homes that have not submitted their landscaping plans by April 15 will receive a final notice that if they do not contact the board within 10 days of the date of the final notice, we will fine the homeowner \$100.
- 271 Silvertip landscaping application has been approved by the ACCO.

Seventh item: Annual Meeting

- Elections committee will chair, currently there are no volunteers, so Roberta will solicit at least the two required volunteers. This committee will put together a ballot with the nominees and an option for write-ins. The vote will be cast by secret ballot.
- Approval of budget will need to occur at the annual meeting. The board reviewed the line items of the budget tonight and will have a draft of the budget proposal for vote. After review, the board deemed that the dues should stay the same and that we should again propose the payment plan option.
 - RESOLVED, the annual dues amount is set at \$200 to be due upon the 15th day of June. A \$100 payment or payment in whole must be made by June 15; a second final payment must then be received by August 15. Any assessment not paid within ten (10) days after the due date thereof shall bear interest from the due date at the rate of eighteen percent (18%) per annum, and the Association will also assess a \$25 monthly late charge thereon, as per HOA covenants (Article III, Section 7).
- 25% of homeowners needed; proxies will be sent out.
- Agenda will include:
 - Elections
 - Approval of the budget for 2011-2012
 - ACCO Standards and Guidelines document

- A notice of the meeting date, dues assessment, and proxy form will be sent out. Also, we will include one last call for nominations.

Eighth item: Pedestrian Easement Issue

- The board had previously discussed whether or not there was a need to fence and landscape the last pedestrian easement. Jim McKenzie notified his brother Tom McKenzie, the homeowner at 2864 Grizzly Court, of the board's discussion of this matter. Tom McKenzie contacted President Tracy Fiedler to voice his concerns that this fence would devalue his property and that he would fight this decision if made. Tracy, Roberta, and Kristin voiced concern that voting against the fence might be received as favoritism, due to Tom's relation to a board member and that conflict of interest. Because of the possibility of legal action, which could cause the HOA and its homeowners to incur legal debt, some board members do not feel comfortable proposing a vote for or against this portion of the fence.
- A motion was made to not allow 2864 Grizzly Court to landscape any common areas, the board will landscape the pedestrian easement to match uniformly with the others of the subdivision and the HOA will not erect a fence in said common area at this time, but not to be a precedent for future Boards.
- Jim McKenzie requested a role call of the voting:
 - In favor: Roberta Pomaski, Tracy Fiedler, Paul Campeau, and Kristin Gross
 - Jim McKenzie recused himself
 - Robin Mitchum and Fred Jarvis were no longer in attendance at this point. Both had to leave the meeting at approximately 7:00.

There being no further business, the meeting was adjourned at 9:40 p.m. The next board meeting is tentatively scheduled to be held on the 28th day of April, 2011 at 6:00 p.m. at the Fiedler residence, 2873 Bear Canyon Ct.

Dated this 6th day of April, 2010.

Respectfully submitted,

Secretary