

MINUTES

of the

THIRD MEETING OF THE BOARD OF DIRECTORS

of

UNAWEEP HEIGHTS HOMEOWNERS ASSOCIATION, INC.

Minutes of the First Meeting of the Board of Directors of the UnawEEP Heights Homeowners Association, Inc. held at 285 Gill Creek Ct in the City of Grand Junction, County of Mesa, State of Colorado on the 9th day of June, 2010, called to order at 7:10 p.m. by President, Tracy Fiedler.

There were present the following:

Tracy Fiedler--President
Kristin Gross--Secretary
Paul Campeau
Robin Mitchum—Vice President
Deborah Yearout—A Step Above Property Management
Jim McKenzie
Fred Jarvis—late arrival 7:31p.m.

First Item: Minutes for May 24, 2010 Board of Directors Meeting approved

Second Item: Treasurer's report—Kristin read off Roberta's email update (see agenda)

New balance--\$4975 (\$25 in savings) less the check for Xcel of \$32.66. Business checking is non-interest bearing, but dividends will be interest bearing.
Treasurer's report is approved.

Third item: Property manager's report—

- Statements sent to all addresses on roster, none have been returned to sender. She is keeping copies of checks prior to depositing them.
- Has had one complaint regarding dues amount, John Chavez—"dues too high, newsletter made him feel policed;" asked him to put complaints in writing.
- Cynthia Chavez called regarding her mortgage company escrowing her due. She was told to contact her mortgage company or to bring a statement to Deborah's office. She has not called back since.
- (See email sent to Deborah earlier) Randy Pahlke, attended the meeting, owner of 2869 Arrasta Ct. The house behind him, 2884 Fall Creek, is leased by Three Eagles, LLC. Cannot find contact info regarding them. All night parties, had to contact the police. Fires going on in back yard, no further issues during the winter. Large bonfires return during the spring. Would have addressed with the owners but unable to contact them. Kids were provoking the dog, throwing items at fence or over. Mr. Pahlke called police, told to "cool off" and can't go over accusing, if police involved makes things worse. Thursday, June 3rd found holes in fence from there weed whacker. Spoke with son, said brother did it, let me talk to mom. Saturday found another bone. Went over talked to older son? in driveway. "Yeah, I know you." Sounded defensive, but said will fix it, maybe we can patch it. Mr. Pahlke does not want it patched. Wants the board to give him contact info of the owner. Deborah said to go to Secretary of State for name of person who filed LLC.
 - Board will send a letter to the owner of noise, trash, hazardous activities (fire) violations. Will also contact the fire department.
- Liability Insurance—Deborah presented two estimates: one from State Farm for \$1,429 and the other from American Family at \$936.

Upon motion duly made and carried, the following was unanimously passed:

RESOLVED, that the board will contract liability & D. O. insurance through American Family Insurance at the rate of \$936 per year with a \$1000 deductible.

Fourth item: Landscaping & irrigation update from Robin Mitchum

Three bids received. Accepted bid from Jimmy Foster of Cuttin' Up. He will take care of sprinkler heads, had to replace a number of heads.

- \$90 per month for mowing.
- \$40 per hour irrigation (plus parts) or pulling weeds.
- Aerate for \$120 once a year.
- Trimming of shrubbery \$320 flat fee in spring.
- Spring clean--\$100 flat fee
- High Country Lawns--\$200 x 3 fertilizer and weed control spray.

Robin will draw up contract with him and obtain a copy of his liability insurance. Any complaints, issues, concerns will be channeled to Robin Mitchum.

Fifth item: Covenant violations and concerns

Missing "common" fence—Jim will contact Alan Parkinson previous land developer regarding the last missing portion of Unawep Ave (2871 Grizzly Creek).

Board will draft a newsletter stating the mission of the HOA and addressing these concerns. Will notify members of deadlines for fencing & landscaping; Sheds will be on a case-by-case basis. Will remind owners of parking violations, no vehicles will be parked overnight Article V, Section 1. see notes

All further business will be tabled until further discussion via email. The next board meeting was set to be held on the 27th day of July, 2010 at 7:00 p.m at Paul Campeau's residence, 2862 Arrasta Court.

There being no further business, the meeting was adjourned at 10:15 p.m.

Dated this 9th day of June, 2010.

Respectfully submitted,

Secretary