



UnawEEP Heights Home Owners Association

<http://unawEEPheightshoa.com>

UnawEEP Heights HOA c/o Bray and Co. Management

637 North Avenue, Grand Junction, CO 81501

Opening

The Board meeting of the UHHOA Board of Directors was called to order on January 23, 2020, at 6:33 P.M. The meeting was held at the Bray Education Center at 640 Belford Avenue, Grand Junction, CO, 81501

Present

Tom McKenzie

Jim McKenzie

Bob Larimer

Michelle Jarvis

Jeremy Triebwasser

Chris McGillivary

Agenda additions

- Minutes accepted from 12/12/19 meeting
- An item was discussed to add additional signs saying "Neighborhood Watch" below the speed limit signs in place in the subdivision. Bob agreed to contact Sandy Mallory in the Grand Junction City Administration department to get this going.

Old Business

- Tom presented a Treasurer's report. He recommends a monthly budget display to more properly delineate our financial position throughout the fiscal year. Here are the highlights of his presentation:

Treasurer's Report 1/23/2020

Using the Bray reported calendar year ending December 2019 UHHOA financial report and the Bray March 2019 financial reports, Treasurer developed a UHHOA April 1, 2019 to December 31, 2019 summary fiscal year financial reference to compare budget to actual.

It appears that for the 9 months fiscal year period ending December 31, 2019, UHHOA has collected above expected budget dues amounts. We would attribute the better than expected collections due to the focused efforts of Ms. Ali White, Bray employee, in the spring of 2019.

Questions to Bray regarding recording of refunded late dues penalties, collected late dues penalties and property transfer fees were posed and have not been answered yet.

In total, UHHOA BOD has controlled spending well within the expected budget parameters for the 9 months ending December 31, 2019. Spending \$3,500 over the budget for 2019 water irrigation repairs was offset by under spending in other line item budgets.

2019 UHHOA financial fiscal year ends March 31, 2020. Treasurer suggests that for the 2020 UHHOA fiscal year beginning April 1, 2020 that the UHHOA BOD develop a budget by line item by month to allow any contracted management services to provide budget to actual comparisons easier. The UHHOA revenues and expenditures do not flow equally each month.

As the UHHOA BOD are experiencing issues with Bray management performance, it should also be noted we have a major concern that arose during the development and review of the April 1, 2019 thru December 31, 2019 fiscal year financials. The concern is that the change in the balance sheet (cash in bank) does not balance to the Bray reported income statement. We have yet to receive an explanation from Bray regarding this balance concern.

- During the UHHOA sessions in February and March the Board will need to plan the presentations and budget for the annual meeting slated for mid-May.
- Who owns the houses being rented in the subdivision? We probably need to know the answer to this question, just for our records.
- ACCO issues – the board was presented with spreadsheets detailing the ACCO requests that have been received since the HOA began managing community affairs in 2009 – 2010. Also, a sheet was presented cross-referencing the observed outbuildings in the subdivision with the new ACCO request listing. It was pointed out that this initial attempt to categorize these structures was merely a shallow dive and that more detail and observation is needed to truly list ACCO matters properly. The process for seeking information about ACCO issues is still being developed and will need careful consideration to avoid alienating the homeowner population. The board has received a two complaints concerning ACCO issues since Bray sent a letter to homeowners in Mid-December notifying them of previously observed ACCO infractions. This letter was not approved or inspected by the board before being mailed. Chris offered to work on an inspection checklist we can use to enhance our ACCO observation spreadsheet.
- Bray Management – there was a lot of discussion about the performance of Bray Management. We have noticed accounting issues, lack of communication with the board concerning Liens and the ACCO process, and a general lack of rigor and precision. The Board heard a presentation from Heritage property management in December and we are familiar with their services. The board agreed to vote via e-mail in the next few days concerning whether Bray should be retained as our management

agent. The contract signed with Bray in December 2018 is scheduled to expire on January 31, 2020.

New Business

- During Bray's HOA management seminar on January 22, 2020, one of the topics presented was how HOAs can manage cannabis growing and smoking. This topic had never been considered at UHHOA meetings, to anyone's recollection. Colorado State Law already has provisions dealing with cannabis. A motion was raised to vote to amend our governing documents to refer to cannabis; the vote was unanimous, 6-0, to let state law govern our actions and leave the governing regulations alone.
- Assignments for upcoming meetings:
 1. Tom and Jim will work on updating our financials in preparation for the annual meeting
 2. Tom and Bob will meet with Heritage and gauge whether they are ready to assume a management role for UHHOA
 3. Chris will work on the updates for the ACCO checklist
 4. Michelle will think about publishing a Spring newsletter

Meeting was adjourned at 8:49 P.M.