



## *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

### Opening

The Board meeting of the UH HOA Board of Directors was called to order on February 18, 2021, at 6:39 P.M. The meeting was held via conference call due to the continued tight guidance from the Mesa County Health Department concerning the coronavirus pandemic.

### **Present board members:**

Chris McGillivary

Michelle Jarvis

Tom McKenzie

Bob Larimer

### **Past meeting minutes from November, December, and January**

- The meeting minutes from the sessions of November 23, 2020, December 14, 2020, and January 18, 2021 were distributed electronically before the meeting. It was motioned and voted unanimously to approve these minutes and archive them on the website.

### **Turnaround at the east end of Rock Creek Drive**

- Frank Nieslanik, the manager of Okagawa Farms, has given the board verbal permission to improve the turnaround at the eastern end of Rock Creek Drive some combination of fencing and gravel overlay. However, the board had misgivings about this action, because if one street receives improvement, others in the subdivision could also need the same action and current finances would not allow this. On this basis, the board motioned and voted unanimously to not spent any further time or money on this issue.

### **Lien status**

- According to financial reports disseminated today, we have three active liens on our books. Another homeowner has brought their account current. There was a question about whether filing fees and administrative costs are included in lien handling. The board will ask Heritage about this concern.

### **Treasurer's report**

- UH HOA Treasurer has examined the reports distributed today for January 2021 and found no surprises. Mailings done in November and December, and postage costs in the current fiscal

year, have increased the likelihood more funds will have to be reserved in the immediate future for official mailings.

### **Finance subcommittee**

- UHHOA Treasurer has consulted with members of the ad hoc Finance subcommittee formed after the December board meeting. It was agreed to conduct a workshop strictly about financial matters with the full board and members of the Finance subcommittee. This workshop will take place before the end of February. Approval for special meeting motioned and voted unanimously.

### **Annual meeting status**

- Five venues have been scouted, and the board agreed any of them are probably suitable for hosting the annual meeting. A board member involved with operational decision-making for Mesa County has forwarded information to the remainder of the board that shows the county is now at the Yellow threat level, which is an improvement over the previous Red status. Should this situation improve further within the next several weeks, relatively large gatherings could be permitted. The board motioned and voted unanimously on checking a downtown hotel as a possible meeting venue. We want to get something pinned down early because the spring months are very busy at local hotels. In this way a room large enough to provide adequate social distancing for our gathering could be arranged.

### **Enforcement letters**

- The board has directed Heritage to compose enforcement letters to several homeowners who have regulatory violations (mismatched outbuildings, improper sheds, etc.). These violations were noted in surveys done in 2019 and 2020. The letters have been waiting for a majority of board members to agree to their distribution, because there will be an angry response. The board motioned and voted unanimously to send out these letters. Heritage will be notified they can proceed.

### **Reserve study disposition**

- Members of the Finance subcommittee, who are not board members, needed to see the reserve study to understand how the guidelines in the study could affect future budgetary decisions. The board agreed that the reserve study needs to be made viewable to the general homeowner population. A motion was made and voted unanimously to archive the study to the UHHOA website.

### **Anti-Skid pads at community street intersections**

- It was noted that yellow anti-skid pads were once in place at many street intersections and curb locations in the subdivision. The vast majority of these pads are either completely gone or are in pieces. The board discussed the possibility of legal jeopardy if a homeowner fell or had an accident because these pads are not in place. It was agreed for the board to research whether the pads are necessary to prevent legal issues in the event of accidents occurring on community streets.

No future meeting was scheduled during this session. We will be working on organizing the special meeting late in February to strictly discuss finances.

Meeting adjourned at 7:50 P.M.

