

UnawEEP Heights Homeowners Association

Annual Meeting

May 19, 2021

Meeting called to order at 7:01 PM

Introduction of Board of Directors:

President: Bob Larimer

Secretary: Michelle Jarvis

Treasurer: Tom McKenzie

Board Member: Chris McGillivray

Board Member: Jim McKenzie

Introduction of Heritage Property Management Team:

David Caldwell & Barbara Butzen

Members Present: Charles James, Carol & Ris Cowan, Robert Walz, Phillip & Carole Larrabee, Duane Erkman, Franklin Estes, Mark & Rainy Tieman, Bill & Marilyn Stroo, Becky Quinn, Tracy Fiedler, Judy Marold, Danielle Wade, Linda Rogge, Anna & Soren Nielsen, Eugenie McGillivray

- 10 Proxies received: 29 properties were represented in person or by proxy.

Summary of Homeowner Questions:

- Why is annual meeting held @ Redlands Community Center, usually held at community. Covid, weather, the health and safety for all involved were considered. People couldn't hear as well outside.
- Comment made - not a very good turnout.
- Question about Code Violations and the process:
 - Call HPM with noticed violations, attach photos if possible.
- Processing violations will not produce instant satisfaction - options include calling City of Grand Junction Code Enforcement.

Presentation / Review of the 2020, 2021, and 2022 Financials:

- Currently 3 homeowners are delinquent.
- Reserve Study conducted by outside source. The Board of Directors decided to set the 2021 budget for discretionary spending at \$9000.00 and the 2021 dues at \$250 per year, after reviewing the Management Reserve Study and considering a report out from a homeowner/director finance subcommittee. The Board of Directors also set the target bank account balance at \$64,500 at this time.
- Subcommittee recommends increasing the 2022 annual dues to \$300.00
- 3 major concerns for HOA
 - Fencing - Old and panels needing replaced, broken in spots
 - Trees - along UnawEEP - wrong type - diseased - 45+ will need to be removed at some point in time
 - Irrigation

The current Board of Directors would like to form 3 individual committees:

- Tree Committee
- Irrigation Committee
- Fence Committee

Questions from homeowners:

- Which fences belong to the HOA and which are the homeowner responsibility
- Different panels for fence - Valley Wide has in stock
- Who is responsible for the fence along walkway?

Discussion / Approve Board's Proposed By Law Changes :

- Approve By Law Changes M/S/C 1 opposed

Nomination of Board Members:

- Floor open for nominations
- Vote to approve the current slate of directors which includes the current members.
- All in favor, 1 opposed

Open Forum:

- Why is there a Security Guard present at the meeting? Past meetings were hostile.

Meeting adjourned at 8:25PM

Minutes Taken by
Barbara Butzen
Heritage Property Management