

UnawEEP Heights Homeowners Association

Annual Meeting

May 18, 2022

Meeting called to order at 7:00 PM
Announcement that meeting was being recorded.

Introduction of Board of Directors:

President: Bob Larimer
Secretary: Michelle Jarvis (Absent)
Treasurer: Tom McKenzie
Board Member: Chris McGillivary
Board Member: Jim McKenzie (Absent)

Introduction of Heritage Property Management Team:

David Caldwell, Barbara Butzen & Sarah Aragon

Members Present: Tom & Cindy McKenzie, Judy Marold, Larry Salaz, Bill & Marilyn Stroo, Bob Larimer, Nancy Davis, Eugenie & Chris McGillivary, Shannon Lowery, Duane Erkman, Audrey Bailey, Trina Duncan, Arista & Carol Cowan, Kim & Karen Ruzicka, and Linda & Dave Rogge. 3 Proxies received: 17 properties were represented in person or by proxy. Quorum was achieved.

Summary of Homeowner Questions:

- Mentioned that Michelle was out with health issues.
- It was mentioned about the new trend with big corporations buying homes and using as rental properties. Homeowner had concerns about this and if it will affect the neighborhood.
- Supposedly weeds at several locations are out of control. Letters to address will be sent.
- The Strive house was talked about and what is going on with it and if it is occupied or not.
- Processing violations will not produce instant satisfaction – a violation letter has to be mailed and steps have to be taken and laws followed on the processing of violations and weed control.
- There needs to be a range of dates for the start up of irrigation to get running and find out if there are breaks in the lines. The system is 15-20 years old. Ditch is very dirty when initially started. HOA like to let ditch flush before startup.
- Pumpkin Ridge re-zoning from R4 single family to R5 will cause more congestion and traffic on UnawEEP and 29 Road. Not beneficial for the surrounding 300 homes.

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

- Tree Remediation is the biggest issue on the budget.
- 2022 the dues increased to \$300
- 3 major concerns for HOA
 - Fencing – will be discussed more in the future

- Trees - along Unawep - wrong type - diseased - 7 trees will be removed this year. Alpine Trees is helping the board with this issue

Proposed Budget 2022 M/S/C 1 opposed

Nomination of Board Members:

- Current Board Members to remain
- Floor open for nominations
- Shannon Lowery and Audrey Bailey were nominated
- M/S/C 0 opposed

Meeting adjourned at 8:27 PM

Minutes Taken by
Sarah Aragon
Heritage Property Management