



UnawEEP Heights Home Owners Association

UnawEEP Heights HOA, c/o Heritage Property Management
2650 North Avenue, Suite 116, Grand Junction, CO 81501

Opening

The Board meeting of the UHHOA Board of Directors was called to order on November 20, 2024, at 6:43 P.M. The meeting was held via Zoom conference call.

Present Board Members:

Keith Smith
Ashlii Baldwin
Juan Medrano
Shannon Lowery
Jeremy Triebwasser
Audrey Bailey

Present Non-Board attendees:

Jade Buehrer-Locke

Clarification of what the difference is in a Board meeting and Executive Session. Board meeting minutes are available to the membership and Executive Session Minutes are privileged information not available by request of membership.

Lien and A.R. Status:

- Payment arrangements have been offered to 4 homeowners with no response. Liens process to engage.
- HPM to send Delinquency report monthly.
- Delinquency is not clearly defined in the monthly financials. It is reflected on the Accounts Receivable.
- Accounts Receivable on last financials was 39,298.00. Which should be \$41,400.00 to date.
- Homeowners on payment plans need to show effort for payments.
- HPM to send Board, information on actions taken against homeowners.
- Financials have been caught up with the Board.
- Budget for 2024 on website needs to be correctly reflected.
- Arrears payment plans are divided by 18 months. If Homeowner misses 3 payments it violates the payment agreement. The payment agreement amount is also on top of staying current with Dues Assessments for the month, quarter or annual payments depending on your HOA billing cycle.

Bob Latimer officially resigned from board. Bob delivered a flash drive with records. HPM to sort the information to update the website. Bob submitted minutes for updating the website. Information was taken from crashed UnawEEP Heights website.

Website

- **Records:**
 - The Board does not think that records more than 3 years need to be on the website.

- Real Estates companies look at minutes for previous years to confirm questions from buyers.
- Homeowners use this information to keep informed of decisions made by the Board and homeowners.
- Charge for Godaddy to host Crashed site. The domain will end registration in 10 years, Expiration 8/31/28. Should not renew. There is not a credit card on file.
- Board did not have login information for GoDaddy information.
- Crashed site has been re-directed to www.hpmgj.com.
- HPM to verify that there is not a monthly payment being made for hosting crashed site.

Financials:

- 81,000.00 liquid capital.
- HPM to work on delinquencies.
- HOA are required to file taxes.
- Board would like to have previous years taxes.

Irrigation issues:

- Borrowed pump from Thompsons in the drainage basin, Board has made the decision to buy the pump. It was not financially sound to rebuild which was only slightly less than buying a new warranted pump. To be bought and installed in the spring (March).
- Borrowed pump was not charged to the HOA for use, from Thompsons.

Landscaping Contract:

- Bid from Thompsons being reviewed. Board does feel that Thompsons is reasonable and communicates well.
- Other bid from Bookcliff Gardens did not submit a quote.
- Juan to review contract. Submittal is the same services as previous year. Although there are some concerns that some services are not being provided. Juan would like to have a conversation in regards to services not being provided, prior to signing contract.
 - Trash not being removed.
 - Trees trimming not being done on all trees.
- Contract did not currently contain Sprinkler checks. Quoted at \$900.00/year. 6 Checks a year. Or \$80.00/hr.
- Board to re-evaluate the next season whether to add that service to the contract based on use.
- Board inquired on interest to have Board members aware of how to manage the system. This is information that is good for knowledgeable membership.
- With Board Approval HPM can sign on the Associations behalf as an Agent of the Board.

Bulletin boards:

- Juan re-examined the boards and was quoted \$950.00 per kiosk, to replace with a new one and removal of the old one. Exactly like the existing kiosks.
- Suggested to replace one to see the value.
- Suggestion of using a group such as Boys Scout of American, 4-H groups to see if there is some interest in using it as a project.
- Ashli to investigate with 4-H
- Board concerns with vendors being insured for any damages that are done during replacement.
- Decision to be tabled until next meeting.

Heritage site inspections:

- HPM did an inspection on 10/30/24. Violations such as Campers were sent Courtesy Letters.
- Due to the time of the inspection. Halloween decorations prevented grasses to be mowed. Did not violate for grass at that time.
- HPM recommends inspections to occur after the City of Grand Junction Spring Clean-up. This allows homeowners to use a free resource to clean up property.
- Irrigation season also allows yard maintenance.
- HPM to start site inspections in the spring in week after the City Clean up.
- HPM validates CCRs to enforce CCR's requirements.
- Violations report sent to board for approval of Enforcement actions prior to action being taken.

Fall Creek squatters have left subdivision and property has been cleaned up.

Lobe Creek homeowner worked with Thompsons to solve the sprinkler flooding issue at their home.

Fencing –

- Quote is over \$100,000.00 to replace the fence line on Unaweeep Ave.

Insurance

- Insurance was not cancelled due to claims. American Family is not insuring HOA's in the future.
- Insurance has had a increase of 15%-25% for many HOA's.

Dues Increase:

- Board to look at an increase for next year's dues.
 - Covering the short coming of inflationary expenses for insurance and Capital assets of the Associations.

ACC Requests:

- Homeowner on Grizzly Ct. ACC Approved.

Next meeting to be in TBD.

Meeting adjourned at 8:01 P.M.