



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

Board meeting agenda – Tuesday, December 5, 2023, at 7:00 P.M.

Meeting to be held at Orchard Mesa Christian Church, 2883 Victoria Drive, Grand Junction, 81503

Call to order/attendance

Call for agenda additions and maintenance

New business:

- Skip Smuts – Skip passed away on October 31st. He will be missed.
- Board composition – since Skip is gone, we will once again need to fill an empty board seat. If any board member knows of potential recruits, please share your thoughts.
- Bank authorized signers – still need to get at least one person on the signature card at Home Loan State Bank.
- Lien status – According to new financial for October, there are four outstanding liens on homeowner properties. There don't seem to be any other properties in danger of lien issues.
- Landscaping contract for 2024 – a new contract proposal should be forthcoming from Thompson Landscaping for the 2024 calendar year. Last year we solicited services from four landscapers, including Thompson, but only received Thompson's bid. This year we presumably don't need to bid on the services.
- Accident at corner of UnawEEP Avenue and Fall Creek Drive on November 24 – On this date a motorist swerved to avoid a deer and collided with the fire hydrant and bumped a tree on the Northwest corner of the intersection. The fire hydrant is unusable and is wrapped with orange plastic stating “out of service.” Does the HOA need to take any action?

Old business:

- Tree replacement and treatment – To reiterate, during the September meeting the board discussed filling in blank areas along UnawEEP Avenue with new trees instead of planting saplings in areas where trees were removed in 2022. Also, planting shrubs rather than trees in areas where trees may not be advisable was discussed.

- Reflectors along Unawep Avenue – The possibility of placing guide markers or reflectors along Unawep was discussed. We can consult city traffic engineering to get ideas about cost and logistics.