



# *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 UHHOA Board of Directors was called to order on December 5, 2023, at 7:02 P.M. The meeting was held at the Valley Church, formerly the Orchard Mesa Christian Church, at 2883 Victoria Drive, Grand Junction, Colorado, 81503.

## Present Board Members:

Audrey Bailey

Bob Larimer

Shannon Lowery

Juan Medrano

Jeremy Triebwasser

## **Skip Smuts:**

- Board member Skip Smuts passed away on October 31, 2023. His experience and expertise will be missed. The HOA will need to find another board member to fill his seat.

## **HOA Treasurer:**

- Juan Medrano, who has financial experience, has accepted the officer position of Treasurer. His nomination was motioned, seconded, and voted unanimously.

## **Lien status:**

- Accounts receivable summary for November shows four outstanding liens. The board agreed to try offering payment plans for the homeowners in arrears.

## **Landscaping contract:**

- Heritage forwarded Thompson Landscaping's new 2024 contract. The board discussed the contract and agreed to accept it. The business was bid out last year and Thompson was the only firm to respond to the bid. Approval of the contract was motioned, seconded, and voted unanimously.

## **City Services:**

- An accident that occurred at the intersection of Fall Creek Drive and UnawEEP Avenue on the morning of November 24<sup>th</sup> points out the need for HOA board members to be acquainted with

how to contact city services in both emergent and non-emergent modes. On this particular occasion, a fire hydrant was snapped off; there was no geyser, but we need to be ready to call first responders or city assistance if need be. We'll likely place a notification procedure on our website, or Heritage's website, or both.

#### **Speed limits in Unawep Heights neighborhoods:**

- A topic that has been discussed before but needs revisiting is lowering speed limits on interior streets in the community. Several streets have 25 mph speed limits, but the number of children that move and play in our subdivision necessitates an effort to lower that limit to 20 mph. The board will contact city traffic engineering and see where we can take this concern.

#### **Tree maintenance and planning:**

- The board has been concerned for years with maintaining and nurturing the trees in common areas. Previously we had been spraying and treating our trees to prevent pest incursions, but it's doubtful this approach is the right one, as many of our trees are not indigenous to the region, leading to infestations. Treatments that may not be effective are also very expensive. The board is investigating taking out trees that are diseased, planting proper trees in common areas that have never had any, and planting shrubs where trees are not appropriate. We have many potential vendors we can contact, thanks to a listing supplied by the city. We intend to improvise on this effort and maximize the results as best we can.

#### **Reflectors in curved area in eastern end of Unawep Avenue:**

- Another concern with our streets is the curving eastern end of Unawep Avenue, which is very dark at night. Along with the inquiry about speed limits, we intend to ask traffic engineering about installing reflectors in this area to avoid accidents like the one that occurred in June 2022.

The next HOA board meeting was tentatively scheduled for the first week in February. A firm date will be decided later.

Meeting adjourned 8:06 P.M.