



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 – Wednesday, April 19, 2023 at 6:30 P.M.

Meeting to be held via conference call; Orchard Mesa Christian Church is unavailable on the evening of April 19. Call 701-802-5286, with access code 687416 and PIN 7018.

Call to order/attendance

Call for agenda additions and modifications

New business:

- Lien status – According to the February financials, there were three outstanding liens on homeowners in UnawEEP Heights. Financials for March are pending distribution, and we should see those very soon. Not anticipating a lot of changes.
- Chicken farming in UnawEEP Heights – a homeowner in UnawEEP Heights asked about the policy toward chicken farming. Language in our CC&R's (Article V, Section 7) prohibits livestock or poultry in the community, but it may be advisable to consider changes. It's reasonable for homeowners to want to farm chickens given the skyrocketing price of eggs; the practice is common in Denver. Need to discuss board posture towards this idea.
- Possible survey of boundary fencing in UnawEEP Heights – four surveying firms have been contacted for possible new survey of perimeter fences in the subdivision. Waiting for estimates from these firms. From the sound of initial conversations, this would not be a trivial project. One of the surveyors said the original survey of the subdivision may be available from one of the principals that performed it; this will be pursued, as some of the answers we are seeking may be in the original survey information. In the latter portions of the CC&R's are several pages of legal descriptions of the subdivision; are these the results of the first survey?

Old business:

- Annual meeting preparation – informational packet was mailed late in March. We should be ready to go for the annual meeting.