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

Board meeting agenda – August 31, 2022, at 6:30 P.M.

Meeting to be held at the Orchard Mesa Christian Church, 2883 Victoria Drive

Call to order/attendance

Call for agenda additions and modifications

New business:

- Old minutes – the minutes from the meeting of July 26, 2022, need to be examined and, if found to be satisfactory, added to the website.
- Lien status – financial reports for July show three outstanding liens on Unawee Heights properties. This shows a reduction from May and June, and is welcome news.
- Updates on June 28, 2022 accident along Unawee Avenue – during the meeting on July 26 the board motioned and voted to approve returning the portion of the insurance settlement intended for fencing repairs. The board is concerned accepting these funds could pose major legal and liability issues in the future. The board commends Heritage for their quick response on this problem, but based on very specific language in our CC&R's our course of action is clear; we must return the funds. We will retain the portion of the insurance settlement that is earmarked for landscaping repairs.
- Code enforcement issues – The homeowner that has been tussling with the board about a plastic shed has taken down the shed. The board decided to hold firm and wait for action from the homeowner and his attorney, and it looks like the plastic shed is gone. The homeowner had submitted plans for erecting a wooden shed back in the winter, and the board hopes those plans will proceed. Also, two properties that have been neglecting their groundskeeping will be issued warning letters given board approval.
- House bill HB22-1137 – the bill became law on August 9 without a known legal challenge. Heritage has provided us with suggested updates to our management guidance and we will discuss these changes during this meeting.

Old business:

- Pumpkin Ridge rezone – the rezone was approved during the City Council meeting on August 3. The vote was 5 - 2; Council members Taggart and Pe'a voted against the rezone. The board will continue to monitor ongoing events pertaining to Pumpkin Ridge; in conversations

after the meeting and with subsequent e-mails to a traffic engineer our concerns with traffic volume and the state of Unawep Avenue were discussed.

- Plywood panel on fence on Unawep Avenue – during the walkarounds with the petition the HOA President had a conversation with the owner of the house with the plywood panel attached to the fence bordering Unawep Avenue. The homeowner stated the fence section blew out during a wind storm. The homeowner also mentioned he had negotiated with his home insurer to replace his entire fence adjoining Unawep Avenue, so the issue seems to be well under control. The board had considered sending the homeowner a code enforcement letter, but this new information invalidates this concern.
- Irrigation notifications using Heritage e-mail list – we will talk with Heritage about using their e-mail list to more quickly and accurately inform the homeowners about irrigation events. We can try to do this during the fall shutdown in October.