



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 – February 16, 2022 at 6:30 P.M.

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

Call to order/attendance

Call for agenda additions and modifications

New Business:

- Pumpkin Ridge II development – On February 3rd at the Lincoln Orchard Mesa Elementary School, a meeting was held presenting details about the proposed Pumpkin Ridge II housing development planned for the vacant land immediately east of UnawEEP Heights. The meeting was contentious. At issue was the lot plan for the west parcel, which showed 21 lots, which is too many for the parcel. Also, the map presented at the meeting showed both R-4 and R-5 zoning. We don't want R-5 zoning near our subdivision because that zoning opens the door for "multi-family housing," which could mean condos, townhouses, or apartments. The eastern parcel has larger lots and was congruent with R-4 zoning. Residents from other subdivisions nearby also were present and loudly disagreed with the planned development. We need to be watching carefully for a public zoning meeting regarding this proposed development.
- Lien status – December financials show seven liens on UnawEEP Heights properties. Four other properties have outstanding fines that may eventually result in future liens.
- Status of 2859 Victoria Drive – multiple homeowners had complained about the people occupying this property; the home was in a dilapidated state, and unlicensed and inoperable vehicles were continually in the driveway and garage. On January 21st sheriff's deputies evicted the occupants and the home is now vacant, with a trespassing warning posted in the front window. Junk like old tires, pieces of cars, and discarded furniture are still in the back and side yards. HOA will monitor the status of the property, and will discuss the issue in future board meetings.
- Minutes from January 19, 2022 board session – a draft copy of these minutes was distributed several days after the meeting. Need to see if edits are necessary for the draft minutes.

Old business:

- Ongoing code enforcement efforts – the board is in discussion with a homeowner on Bear Canyon Court about plastic sheds on the property. Additionally, fines are being levied on a

property on Victoria Drive concerning inoperable vehicles, and two homes on Lobe Creek Court concerning plastic sheds. The Board continues to monitor these situations.

- Maintenance activities for 2022 – At the December 8th session there was discussion about maintenance work for 2022. The board has narrowed down these efforts to shrubs at the intersection of Fall Creek Drive and Unawep Avenue, general fencing upgrades, and preventive maintenance on the Munro Pump at the drainage basin on Silvertip Way.
- Fencing committee – during the January 19th meeting, it was agreed that the majority of the discretionary funds available for 2022 can be allocated to fencing repairs. The board and the fencing committee will continue to study which fencing needs immediate attention, and whose responsibility it is to fund the repairs. It's likely a recommendation or a summary will be drafted by the fencing committee to help guide these efforts.
- Possible bylaws updates – it's possible a bylaws update will be needed for the above mentioned fencing work slated for 2022. The board will work on this issue and may have a new document up for discussion at the annual meeting.

Please suggest any additional items that need consideration.