



## *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 – July 26, 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 June 28, 2022, need to be examined and, if found to be satisfactory, added to the website.
- Lien status - we have not seen the financials for May as of this date. HOA President will visit Heritage to see if any new financials are ready. We need to know our dues assessment status.
- Code enforcement issues - During the meeting on June 28 the board discussed an ongoing code enforcement issue occurring on Bear Canyon Court. The homeowner in question has hired an attorney to dispute the board's contention that a plastic shed on the property needs to be removed and replaced with a conventional wooden shed matching the house. The attorney created a letter repeating the offer to remove the offending plastic shed if the board waives any outstanding fees and fines. After the June 28 meeting a search was made of our governing regulations and no written support was found for either waiving the fees and fines or settling the matter. After the new house bill becomes law on August 9 there may be additional clarity on the issue. We can discuss the matter further during the upcoming meeting.
- House bill HB22-1137 - as of August 9 this bill will become law and our HOA management will face big changes. It's still possible some entity will sue the state government before August 9 and force a reckoning, but time is getting short. We may just have to wait and see if anything sweeping occurs on this situation during the next two weeks.
- Rezoning of Pumpkin Ridge parcel - at the zoning commission meeting on July 12 the rezoning request was put to a vote and was approved unanimously. So far our petition has not achieved any traction, but we will continue to prepare for an appeal to the City Council on August 3. We still may be able to persuade the Council that this is a bad idea.
- Plywood panel on fence on UnawEEP Avenue – it's been noticed that a plywood panel is attached to the fence fronting UnawEEP Avenue on the far western end of the subdivision on C

Road. The board will ask Heritage to craft a letter asking the homeowner to fix the fence, as the plywood is an eyesore that is easily viewable to anyone driving on UnawEEP Avenue.

- Accident along UnawEEP Avenue on June 28 – a car drove through a fence, across a yard, through a shed, across another yard, and back out onto UnawEEP Avenue through another fence. The auto owner has no insurance, and Heritage has filed a claim with American Family. We received the check from American Family in the amount of \$3,957.46. Once these funds are deposited we can start helping the homeowners recover from the damage.

**Old business:**

- It was suggested at the June meeting that we utilize Heritage's e-mail list to inform the homeowners about irrigation startup and shutdown. This is a good idea, and we'll try using it during the water shutdown in October.
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