



## *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 – June 23, 2021, at 6:30 P.M.

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

Call to order/attendance

Call for agenda additions and modifications

### **New business:**

- Approve or disapprove meeting minutes from session of June 9, 2021
- Financial status/Treasurer's report – due to miscommunication to Heritage, fines for late fees for homeowners that have not paid their dues by May 27<sup>th</sup> have not been assessed. Need a decision about how to handle this situation.
- Shrub replacements along UnawEEP Avenue – it has been noted that several shrubs along UnawEEP Avenue need to be replaced. Should this be undertaken as part of our landscape maintenance for 2021, or do these bushes need to be replaced at all?
- ACCO updates – several properties have outstanding questions, some of which have not been resolved since discussions about them took place in the spring. Need discussion about properties that need either warning letters or fines due to outstanding violations.

### **Old business:**

- Strive property at 2865 Victoria Drive – a response from Mesa Development Services was received on June 15<sup>th</sup>. The reply did not come from the CEO, to whom our registered letter was sent, and no remedy for ongoing trouble and CC&R violations was mentioned. Instead, the gist of the reply was that the property is supposed to be vacant again by the end of June 2021. During the meeting on June 9<sup>th</sup> it was agreed that the desired result the HOA would like to see would be this property being sold to a private owner. If the property remains as part of Strive's facilities we will continue to see this kind of trouble in the future; the lessees that Strive have partnered with have done a woeful job of vetting the residents living at the property. The HOA needs to arrive at a course of action to preserve property values in the neighborhood, as it appears one prospective sale of a nearby property has fallen through.
- Edited minutes from the annual meeting held on May 19 have been distributed. Please indicate any further changes or edits that are needed.