



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 28, 2022 at 6:30 P.M.

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

Call to order/attendance

Call for agenda additions and modifications

New business:

- Lien status – according to financial records for April and an update from early May, there are seven outstanding liens on UnawEEP Heights properties. Hopefully the May financials will paint an improved picture concerning which homeowners have paid their annual assessments.
- Minutes from annual meeting on May 18th – need to determine whether the minutes from the annual meeting can be added to the website.
- House Bill HB22-1137 – Heritage sent a notification about a bill signed by Governor Polis that is due to become law on August 9, 2022. When the bill becomes law many new regulations will hamper the operations of HOAs in Colorado. Assuming there are no legal challenges to the bill, Colorado HOAs will be much more limited in the actions that can be taken to enforce collection of past due assessments. Other onerous regulations are also in the proposed law. Please take a look at the proposed new law by examining <https://leg.colorado.gov/bills/hb22-1137>.
- Status of petition drive for stopping rezoning of Pumpkin Ridge parcel – to this date there have been no known efforts to rezone the western Pumpkin Ridge parcel. Collecting signatures from residents of UnawEEP Heights has been delegated to an interested homeowner who has previously helped with board matters. Board needs to collect signatures from nearby subdivisions that also have a stake in stopping the rezone.
- Code enforcement for residence on Bear Canyon Court – for months, the board has been negotiating with a homeowner on Bear Canyon Court about prohibited plastic sheds on the property. The homeowner has been silent for months, but Heritage has recently received a letter from an attorney advising the board that the homeowner is willing to install a wooden shed, removing the plastic shed that still remains, if the HOA waives all outstanding fees and fines. Notably, the homeowner has paid his 2022 assessment. The board needs to come to a decision about what to do next about this situation.

- Update on 2022 tree maintenance – as of this writing five trees have been removed along Unawep Avenue, in accordance with the instructions forwarded to the Alpine Tree Service. We will continue to monitor tree maintenance for the remainder of the year.

Old Business:

- Code enforcement part 2 – historical records indicate the issue with Bear Canyon Court described above is the last known problem with plastic sheds in the subdivision. The board has had good results enforcing this regulation over the past year. If there are any further plastic sheds in the neighborhood, they are so well concealed as to not be visible from the street.
- Irrigation management – each year the HOA board seems to face pushback on the activation date for irrigation water. One suggestion is to announce a date range when water will be turned on rather than a specific date. Also, are the placards placed in the bulletin boards sufficient to notify the homeowners of when water has been activated? Any thoughts or ideas are welcome.