



## *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 – October 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 meetings of July 26, August 31, and September 28 need to be examined and, if found to be satisfactory, added to the website.
- Lien status – September financial reports show six outstanding liens and one property with a (p) designation, which needs explanation. Outstanding A/R stands at about \$4600, which is not bad considering how things looked in May and June.
- Strive House – once again we are fielding complaints about doubtful behavior from people living at the Strive House at 2865 Victoria Drive. A person at Karis informed me this facility is again in use, housing homeless teens, because another facility in town is being remodeled. The property in UnawEEP Heights should be in use for another couple of months until the remodel is complete, and then the residents will relocate. What action, if any, should the HOA take? In the past we have informed the actual owner of the property, Strive, about problems at this residence and yet we continue to have trouble.
- Maintenance for 2022 – 2023 – the reserve study lists maintenance tasks expected for each year included in the study. The components that needed attention in 2022 were:

Sidewalks – component 910-000-0021 – expensed at \$2,500

Cultured Rock – component 910-000-0007 – expensed at \$2,500

Electrical Panels – component 910-000-0025 – expensed at \$1,500

Irrigation Lines – component 910-000-0012 – expensed at \$2,500

Munro Pump – component 910-000-0013 – expensed at \$1,250

Plants and Shrubs – component 910-000-0016 – expensed at \$2,500

None of these items have received attention during 2022. To a large extent, these components are in acceptable shape and therefore don't need a lot of expensive maintenance.

However, not devoting resources to upkeep makes it more likely that a costly mishap may occur that will need immediate work. The board needs to come to a decision about what items may need attention and which ones don't.

The items listed for maintenance in 2023 include:

Slat Fence and Gate – component 910-000-0009 – expensed at \$750

Sump Pump – component 910-000-0020 – expensed at \$1000

Perhaps a blend of the maintenance suggested but not done in 2022 and the expected items for 2023 is the best course of action.

Finally, item 910-000-0017, Tree Removal and Major Trimming, which was slated for action in 2020 at a cost of \$5,000, was substantially completed in summer 2022.

Board president will have the appropriate pages from the reserve study printed out so we can know for sure exactly which items are being considered.

- Landscaping contract for 2023 – the board bid out the landscaping business in late 2021, and the only contractor that replied was the current vendor, Thompson Landscaping. Does the contract need to be bid out for 2023?

#### **Old business:**

- Accident in June 2022 – still need to come to a determination about present and future action in the event of damage to common fences in Unaweeep Heights.
- House bill HB22-1137 – changes need to occur to our regs after this bill became law. Need to quantify these changes and get them implemented.