



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 – September 22, 2021, at 6:30 P.M.

Meeting to be held, unless a conference call is called for, at the Orchard Mesa Christian Church at 2883 Victoria Drive.

Call to order/attendance

Call for agenda additions and modifications

New Business:

- Committee composition – at the annual meeting the concept of creating three committees staffed primarily with homeowners was announced. The committees were Tree and Landscaping, Fencing, and Irrigation. The board needs to determine who will be on these committees and how they will be formed. Have any homeowners expressed an interest in serving on these groups?
- Lien status – for a number of months now the three liens served in 2020 have been the only outstanding notices for late assessments. As of the most current reporting period we have additional homeowners whose dues are late. We need to look at the most current dues listing to see if more liens will need to be filed this summer. With the 10 day extension the last date to pay dues with incurring a late charge was May 27th. Could new liens have been filed on August 27th for homeowners with late dues this year?
- Code enforcement new – complaint was received about the poor state of the homeowners' landscaping at a home on Gill Creek Court. We also have a complaint from the same neighbor about someone possibly living in the garage at this home. Need to discuss whether a violation letter is in order; recent viewing of the property shows weeds cleaned up and trash gone.
- Landscaping contract for 2022 – In January it was agreed that we would begin discussing bidding our landscaping business for 2022 to see if we could get better pricing. The time to begin talking about it is in the late summer or fall.
- Fall newsletter – it's time to start work on the Autumn newsletter. Need ideas about this seasonal update.

Old business:

- Strive property at 2865 Victoria Drive – no new tenants have moved into the property since the former ones left at the end of June. The effort to get another legal interpretation of our position

was halted when we learned new study wasn't going in a favorable direction. Any new ideas here? Also, it was pointed out that the landscaping at this property isn't being maintained very well. Should this be brought to Strive's attention as well?

- Annual meeting points, need to make sure these issues have been addressed or we have plan in place to do so:
 1. Code violations – violation letters have been sent, need follow-up
 2. Financials – 2021 – 2022 budget was approved unanimously. Financial status for July and August 2021 needs attention, assessment tally for current fiscal year
 3. Sprinkler maintenance, sprinklers activating at wrong times
 4. Fencing – status of sub-committee, ownership of fences throughout community
 5. Annual assessment of \$300 for 2022; depends on a lot of factors, assessments for 2021 will guide decisions for 2022
 6. Bylaws update approved unanimously, needs update at county office
 7. Current board was retained, no new candidates came forward
 8. Security officer probably not needed for 2022 meeting
- Missing fence panel on Unawep Avenue – a section of the vinyl fence along the south side of Unawep Avenue has been broken and needs replacement. A temporary piece of hurricane fence has been placed to keep pets inside and casual pedestrians outside. Thompson Landscaping, when asked, has provided a couple of contact numbers for fencing contractors they work with. Is the HOA obligated to replace this missing fence section?
- Code enforcement old - as was mentioned earlier in September, we need to discuss shed paint on a house on Rocky Pitch Road, and a waiver we granted to a property on Lobe Creek Court to replace a plastic shed.

Please suggest further topics or areas of concern. Thanks!