



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

Opening

The Board meeting of the UH HOA Board of Directors was called to order on January 19, 2022, at 7:00 P.M. The meeting was held at the Orchard Mesa Christian Church at 2883 Victoria Drive.

Present Board members:

Chris McGillivray

Tom McKenzie

Bob Larimer

Present Guests:

Three homeowners involved with code enforcement issues

Code enforcement updates:

- The board heard from homeowners concerned about the situation at 2859 Victoria Drive. This property has been occupied by squatters for the past several months. UH HOA board has learned there are unpaid property taxes and a tax lien on the property, code enforcement has an open case, and a relative of the owner of the property has hired a lawyer for assistance. There should be a break in the status of this home very soon.
- A homeowner in the community has two plastic sheds on his property which are in violation of the UH HOA CC&R's. Homeowner offered to remove the sheds during a period ending March 2, 2022. This action was motioned, seconded and approved by unanimous board vote.

Meeting minutes from past meetings:

- Draft meeting minutes from the sessions of October 27 and December 8, 2021, were distributed. Decisions on updating the website with these minutes will be made later via e-mail.

Lien status:

- At the time of the meeting there were seven liens filed on UnawEEP Heights properties. Four properties are incurring fines, which could result in later liens. The board will ask Heritage if they are including a reminder in the lien notifications that payment plans are available to these homeowners.

Financial update:

- Treasurer distributed copies of UHHOA current financial status. We look right on target for nine months into the fiscal year. We should have a decent amount of discretionary funds in 2022 available for various maintenance activities.

Maintenance project activities for 2022:

- In concert with our financial status, maintenance activities suggested by the reserve study and discussed by the board at the December 8th session were mentioned. It's likely most of the items listed in the study for attention in 2022 can be passed over because they don't need attention at this time. Funds probably need to be allocated to maintaining the Munro Pump at the drainage basin, replacing dead shrubbery at the Northern portion of the intersection of Fall Creek and Unawep Avenue, and repairing fencing problems.

Fencing committee:

- Treasurer has met with members of the homeowner fencing committee. A platting map to trace sections of fence that adjoin common areas or other subdivisions would be useful. A close look at our Policies and Procedures reveals language exists that places ultimate responsibility for fence maintenance on homeowners. The board and the fencing committee will continue to study this issue. As mentioned in the above item, funds will likely be apportioned for fencing maintenance in 2022. The board discussed whether any language in our regulatory documents need to be updated for fencing issues, and right now it's too early to tell.

Bylaws edit:

- A board member has edited and cleaned up our bylaws document. As mentioned above, updates for fencing issues may be needed this year in the Bylaws. Further evaluation and study of the bylaws will be needed for any updates needed by the time of the annual meeting in May.

The next meeting was tentatively scheduled for February 16, 2022, at 6:30 P.M.

Meeting adjourned at 8:35 P.M.