



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 UHHOA Board of Directors was called to order on February 16, 2022, at 6:45 P.M. The meeting was held at the Orchard Mesa Christian Church at 2883 Victoria Drive.

Present Board members:

Tom McKenzie

Chris McGillivary

Bob Larimer

Meeting minutes from past meetings:

- Draft meeting minutes from the session of January 19th were distributed. A decision on updating the website with these minutes will be arrived at later.

Pumpkin Ridge II proposed development:

- An informal meeting about the proposed Pumpkin Ridge II development was held at the Lincoln Park Elementary School on February 3, 2022. Several board members attended. The developers organizing the new Pumpkin Ridge II subdivision presented maps detailing their maps for the new development, which is planned for the empty parcels immediately to the east of UnawEEP Heights. All the parcels in Pumpkin Ridge are currently zoned for R-4, single family housing. The developers want to rezone the westernmost parcel to R-5, multi-family housing. This would be a very unsatisfactory event for UnawEEP Heights, since R-5 zoning would allow condos, townhouses, and apartments. It's likely this rezoning would negatively impact property values in UnawEEP Heights and the surrounding subdivisions. Several residents from other nearby subdivisions were present at the meeting, and were not in favor of the rezoning. UHHOA directors are preparing a petition that will be circulated in the nearby communities asking residents to indicate their opposition to the rezoning, and to inform them of upcoming planning and zoning meetings. The UHHOA board has no opposition to the new development as long as the parcels remain zoned as R-4.

Lien status:

- No material changes occurred to the lien status of UnawEEP Heights according to the latest available financial statements, which were distributed on January 19th. There are seven outstanding liens, and four properties are incurring fines that may result in liens.

2859 Victoria Drive:

- For several months the board has been carefully watching the status of the property at 2859 Victoria Drive. This house has been occupied by squatters since last summer. On January 21, the occupants of the property were forcibly evicted by sheriff's deputies and the locks were changed. The board will continue to watch the property and will decide whether fines that were being levied for inoperable vehicles need to continue.

Code enforcement issues:

- The board is negotiating with a homeowner on Bear Canyon Court about plastic sheds on the property. The board presented the homeowner with a sheaf of communications dating to 2019 about these sheds, which are not permitted under the provisions of UnawEEP Heights CC&Rs. We will continue to talk to this property owner about these buildings.

Fencing concerns:

- The board continues to be concerned about the status of vinyl fencing in the UnawEEP Heights subdivision. The rules and regulations of our community may be overruled by statutes in CCIOA, in which case some sort of final interpretation about fence ownership and responsibility will be needed. This is a long-term problem.

Letter for dues assessment:

- In early 2021 the board issued a letter setting the annual dues at \$250. The board will issue a letter recommending the assessment amount for fiscal year 2022 be set to \$300. The opinion of a finance committee consisting of board members and homeowners that met early in 2021 was that \$300 was an appropriate amount, based on financial analysis available at the time. This letter will be finalized and mailed to UnawEEP Heights property owners by February 28th.

The next meeting was tentatively scheduled for March 23, 2022, at 6:30 P.M.

Meeting adjourned at 9:25 P.M.