



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 April 14th, 2022, at 6:40 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

Annual meeting preparation:

- The annual meeting is scheduled for May 18th. There are several topics that need attention to get ready for the meeting:
 1. There has been a security presence at the last two annual meetings because of the possibility of contentious behavior. The board motioned and unanimously approved a security presence at this year's meeting.
 2. Tree maintenance – based on discussions with tree maintenance organizations, it would seem directing attention to maintaining trees in common areas is marginally more urgent than fencing. The board motioned and unanimously approved a program of tree removal and replanting that will commence soon. The arborist consulted by UHHOA's Treasurer recommended a rotation of tree maintenance that will last for many years. We will start this rotation by removing three large trees on UnawEEP Avenue that are threatening the fence of a resident on Lobe Creek Court.
 3. Strive property on Victoria Drive – this property has been basically empty since the summer of 2021. The board is concerned with trees on the western border of the property that are deforming the fence. An officer at Strive was contacted about these trees; maintenance should take place in the second half of April. The board will continue to monitor the property.

Rezoning on Pumpkin Ridge II parcel:

Materials have been prepared to support a petition to quash a rezoning of the Pumpkin Ridge II west parcel to an R-5 classification. R-5 is for multi-family housing such as townhouses, condos, and apartments. To preserve the property values of UnawEEP Heights and

surrounding communities the board will circulate the petitions and present them to the Grand Junction planning and zoning committee.

Lien status:

- The board knows of six outstanding liens and three other properties that may need liens filed against them. The board motioned and unanimously approved granting Heritage Management the authority to maintain any liens that are either in force or are planned for the future.

Enforcement status:

- The board motioned and voted unanimously to discontinue fines for properties on Victoria Drive and Lobe Creek Court, since the circumstances of these properties have recently changed for the better. The board also voted unanimously to continue fines on another Victoria Drive property, and another one on Lobe Creek Court with a plastic shed. These decisions will be communicated to Heritage.

Old minutes:

- The minutes of the meeting on February 16th, 2022, were examined and were approved unanimously. The minutes can be added to the UHHOA website.

The next UHHOA board meeting was tentatively scheduled for May 4th, 2022.

Meeting adjourned at 7:50 P.M.