



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 19, 2023, at 6:32 P.M. The meeting was held via conference call.

Present Board members:

Chris McGillivary

Shannon Lowery

Audrey Bailey

Robert Larimer

Lien status:

- As of this meeting the board knew of three outstanding liens. Financial data is due around the 20th of the month, so we should know of any changes soon. Budget forwarded by Treasurer for the annual meeting looks good, no big concerns.

Chicken farming in UnawEEP Heights:

- A homeowner asked Heritage about board policy toward chicken farming in the subdivision. UnawEEP Heights CC&R's prohibit livestock and poultry farming in the community. A vote was motioned and taken on this question, and the board reaffirmed that chicken farming is prohibited in the subdivision. However, the City Code of Grand Junction approves chicken farming, so if a question arises between the CC&R's and municipal regulations the City's code would trump our regs. Our official position will be to prohibit such farming, but if a homeowner decides to challenge the board and cite City guidelines, we'll have to yield. We will reserve the right to fine a property owner for noise or smell nuisances. Also, chickens attract predators, which we certainly don't need.

Fencing concerns:

- Discussions at the last two meetings regarding fencing policy have not resulted in concrete change, but this is a long-term problem. During this meeting the board talked about a survey that may need to be undertaken to determine whether there are property line issues between perimeter fencing and homeowner parcels. This idea seems a little drastic, could be quite expensive. One of the surveyors who performed the original community survey in 2003 still

looks to be practicing locally; we will try to obtain information from this person and see what we have.

Future annual meeting location:

- A complaint was posted on the Facebook page about the annual meeting being far away from the community. The Board has utilized the Redlands Community Center for the last two meetings, and has scheduled the next meeting there. Perhaps future meetings can be held in the subdivision, both to encourage more participation and maybe save money.

Irrigation water activation:

- Irrigation water is slated to be turned on April 24. We waited a couple of weeks for the canals to fill, and for some cold weather to pass. Hopefully there will be no large issues.

Next meeting is the annual session at 6:30 P.M May 4, at the Redlands Community Center.

Meeting adjourned at 7:07 P.M.