



## *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 June 9, 2021, at 6:35 P.M. The meeting was held via conference call.

Present Board Members:

Chris McGillivary

Michelle Jarvis

Tom McKenzie

Jim McKenzie

Bob Larimer

### **Minutes from annual meeting on May 19**

- The minutes from the annual meeting on May 19, 2021, have a few flaws that need to be corrected before the doc can be uploaded to the website. A copy of the doc with suggested edits will be sent to Heritage to solicit the updates.

### **Status of Strive facility at 2865 Victoria Drive**

- The board has been concerned with the status and management of this facility since it was vacated in late August of 2020. Until recently the property has been quiet, but very troubling events have occurred during the past month, including:
  1. The shooting and killing of a small dog on an adjoining property, presumably by someone on the Strive property
  2. Menacing and intimidation of persons in the neighborhood by temporary residents of the Strive property
  3. An RV being occupied as a residence on the property in violation of UHHOA rules
  4. At least one fire set in the large attached garage on the property
  5. Termination of a possible real estate sale for an adjoining property

After the shooting and death of the dog, a police report and investigation were begun that are ongoing.

Based on these events, the board has decided to draft a stern letter to the upper management of Strive asking for their help in favorably resolving this situation as quickly as possible. A

member of the board has helped Heritage craft the letter and add as many details as are deemed to be needed to make our case clear. The board will almost certainly take other action in the near future based on Strive's response, which is being requested by June 21. The letter will be sent by registered post and hopefully will be mailed on June 11 or June 14.

### **Partially blighted tree and missing boulder(s) near property on C Road**

- The board was notified of two issues with the common areas near a property on C Road. An ash tree on the parkway near the house is partially dead and may need attention, and a double-wide sidewalk needs at least one boulder placed on it to prevent cars in the nearby cul-de-sac from jumping the curb to return to Unawep Avenue. The boulder(s) can be arranged relatively easily, whether by contacting Thompson Landscaping or another company offering rocks or boulders for sale; the tree may already have been sprayed this spring and needs to be watched for further deterioration.

### **Broken fence panel on South side of Unawep Avenue**

- It has been noticed that a fence section on the south side of Unawep Avenue near Lobe Creek Court has been broken out and must be repaired. The fence section has been temporarily shored up with a piece of hurricane fencing. The section has been broken for at least a month, perhaps longer. The board agreed a letter needs to be sent to the homeowners of the property urging a repair be done as soon as possible. The board also wondered whether there was a police report or insurance settlement for the damaged fence.

The next session of the board is scheduled for June 23, 2021, pending events that may occur between this meeting and that future date. It's likely we'll organize a conference call for the upcoming meeting.

Session adjourned at 8:09 P.M.