



# Unawep Heights Home Owners Association

<http://unawepheightshoa.com>

Unawep 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 28, 2022, at 6:55 P.M. The meeting was held at the Orchard Mesa Christian Church at 2883 Victoria Drive.

## Present Board Members:

Chris McGillivary

Shannon Lowery

Audrey Bailey

Robert Larimer

## Old minutes

- The minutes from the annual meeting on May 19<sup>th</sup> were examined and were motioned and voted to be added to the website.

## Lien status

- As of June 28<sup>th</sup> there have been no updates to the lien status discussed at this meeting. We will wait for new updates, which should be interesting, as they should depict how our dues collection is progressing for fiscal year 2022.

## Corporations buying residential real estate

- At the annual meeting a homeowner discussed an issue that seems to be happening all over the United States. Large corporations are buying residential real estate with the purpose of receiving increased valuation and becoming landlords. This trend is occurring more in large cities rather than smaller communities like Grand Junction. Can we change our regulations to stop this from happening in Unawep Heights? We probably need to do some research to learn how prevalent this trend is.

## House Bill HB22-1137

- This bill, which is scheduled to become law on August 9<sup>th</sup>, will force sweeping changes to the management of HOA's in Colorado. The legislation came about due to events in a subdivision in eastern Denver, where the HOA evicted residents who were in arrears on their dues and late fees. This came to the attention of the state government, which overreacted and promulgated the bill. We will be forced to make wholesale changes to our regulations and to our management techniques. Until the bill actually becomes law we might hope for legal

intervention, but afterwards our hands are tied and we'll have to work to comply with the new law. We'll see what happens.

### **Petition Drive on rezoning Pumpkin Ridge parcel**

- We are still waiting for an indication that the rezone is imminent. We have our petitions ready and can begin gathering signatures.

### **Code enforcement situation on Bear Canyon Drive**

- HOA management agency received a letter from an attorney hired by the homeowner regarding plastic sheds on the property on Bear Canyon Drive. The offer from the homeowner's attorney is to settle the matter by letting the homeowner erect a wooden shed, which the homeowner promised to do anyway back in the winter. The HOA will research whether accepting the settlement will set an unwelcome precedent, which shouldn't be allowed to happen. More effort is necessary here.

### **Plywood panel on vinyl fence on C Road**

- It's been noticed there is a plywood panel attached to the fence facing Unaweep Avenue near C Road. We need to send a letter to the homeowner asking about the panel and what repairs need to occur. We had a similar problem earlier this year on a fence further up the avenue that was eventually repaired by the homeowner.

### **Tree maintenance in subdivision**

- In accordance with the efforts undertaken in the spring, six trees were removed along Unaweep Avenue during the week of June 20 – 24. This is what we contracted our arborist to do. Further efforts this year consist of pruning and maintenance that does not require any more removals.

### **Irrigation management**

- We've fielded complaints about management of the irrigation startup and shutdown activities. Homeowners are saying they are not informed promptly of irrigation events. The HOA may try using Heritage's maintained e-mail list to deliver messages about irrigation matters. We may also try using the Orchard Mesa neighborhood site. These methods can be attempted before the next shutdown in October.

Meeting was adjourned at 8:30 P.M.

The next meeting was slated for either July 26<sup>th</sup> or 28<sup>th</sup>, depending on the availability of board members.