



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 July 26, 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

Michelle Jarvis:

- The board extends sympathy to the family of Michelle Jarvis, who passed away on June 24, 2022. Her cheerful personality and calm demeanor were valuable assets to the board. In particular, her work at the Mesa County Public Health headquarters kept the board and therefore UnawEEP Heights aware of ongoing issues with COVID-19. She will be missed.

Lien status:

- At the time of this meeting the board had not received a recent status of liens and dues assessments. We will send a message to Heritage to indicate we need an update here.

Meeting minutes from past meetings:

- Draft meeting minutes from the session on June 28, 2022, were examined and approved. Motioned and voted to be added to the website.

Petition concerning R5 rezone of Pumpkin Ridge parcel:

- The HOA board has been circulating petitions in UnawEEP Heights and Lincoln Heights to gauge opposition to the multi-family rezone proposal of the west parcel in the new Pumpkin Ridge development. We'll see how many signatures can be obtained before the City Council meets on August 3, 2022, to determine the final official response to the rezone request.

Code enforcement efforts:

- The board has been negotiating with a homeowner on Bear Canyon Court about a prohibited plastic shed on the property. An attorney representing the homeowner sent Heritage a letter in June describing potential legal action if the board continued to insist the shed be taken down.

The board discussed the issue and voted to hold firm, forcing the homeowner to remove the shed. There is a concern that capitulating to the attorney's stipulations could embolden other homeowners to refuse to take action on enforcement issues.

- During the petition pavement pounding, two properties were observed which need much more landscaping attention. These properties will be mentioned to Heritage to issue warning letters about groundskeeping.

Lien notice from Mesa County:

- In early July Heritage received a lien notice against UnawEEP Heights for non-payment of county water assessments for 2020 and 2021. This was the first notification anyone could remember about this problem, but the issue had evidently been going on for at least two years. After consulting with Heritage, a certified check was cut payable to the county clerk to clear the outstanding lien.

Plywood panel on fence fronting UnawEEP Avenue near C Road:

- It has been noticed that a plywood panel is covering a missing fence section on UnawEEP Avenue near C Road. The board will check the situation and then recommend sending a letter to the homeowner requesting action on the problem.

Code enforcement summary:

- The board discussed the need to get a summary of code enforcement notifications to see where pressure may need to be applied. Board president agreed to inquire.

New board member:

- With Michelle Jarvis' passing we need to find another board member. Shannon knows of a homeowner that might be interested; he will confer with that resident.

The next session was tentatively scheduled for August 31, 2022, at 6:30 P.M.

Meeting adjourned at 8:17 P.M.