



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 August 17, 2020, at 6:37 P.M. The meeting was held at Bob Larimer's house at 273 Silvertip Way, Grand Junction, Colorado, 81503.

Present

Tom McKenzie

Michelle Jarvis

Chris McGillvary

Penny Neuman

Marilyn Stroo

Bob Larimer

Enforcement status and regulatory violations

- Concerns were voiced about the status of certain houses in the neighborhood and how the unkempt appearance of these properties hurt both UnawEEP Heights' reputation and property values. Action needs to be taken with enforcement letters and possible fines for houses not conforming to regulatory stipulations. More discussion will take place on this topic during the ACCO meeting to be held on August 20th.

Strive Property at 2865 Victoria Drive

- It was noticed that the Strive facility on Victoria Drive was partially vacated earlier in August. A conversation with the management of Strive revealed the organization is consolidating their resources and this facility was expendable. When the facility is totally vacant the HOA will have a concern about what kind of owners or property management will then occupy the property. UHHOA will be in contact with Strive management to be aware of their intentions.

ACCO status

- ACCO request for Kim Ruzicka at 2878 Fall Creek Drive for construction of a backyard shed was approved, 4-0. ACCO request for the Hardies family at 2874 Arrasta Court was approved conditionally 4-0 with consultation with Mor Storage for permits and specifications still pending. Bob and Penny have spoken with the Hardies and approve of their site plan and design choices.

Tree selection and planting efforts

- Tom has had discussions with the Valley Grown Nursery about removal, where necessary, of tree stumps and replanting of hardy species. Due to a relocation of Valley Grown's business we can get new trees at a vast discount. Tom has arranged for 7 to 10 trees to be delivered, depending on need. Three trees removed in 2018 near Grizzly Court, one recently removed tree in the common area north of UnawEEP Avenue between Fall Creek and Grizzly Court, and one near the drainage basin on Silvertip Way can be replaced immediately. We will inquire into placement of other trees. Tom will be speaking with arborists to get the best species for the specific situation. He obtained a very reasonable quote from Valley Grown Nursery. This effort will probably not commence until September.

Treasurer's report

- Tom provided an update, we are in good shape. We have an outstanding payment to T4 for tree maintenance performed in Mid-August. Other than this large payment, based on our July reports, we're on track.

Lien status

- One lien has been filed as of 8/7/20 and four others are pending at the end of August, based on receivables dating from 8/6/20. Our collection percentage for 2020 stands at 95%.

Decorative emblem rebuild

- A bid from Bud's Signs to rebuild the damaged decorative emblem on the eastern marquee sign has been accepted. Waiting for work to be performed and then the reconstruction will be complete and we can present our costs to the insurer for reimbursement.

Annual meeting status

- Based on a discussion with Elizabeth from Heritage and information from Michelle Jarvis, no permits for gatherings like our annual meeting will be granted in the near future due to continuing issues with the novel coronavirus. We would be inviting trouble if we had a meeting without a permit and the county health department learned of it. Another mailing with a letter explaining the delay with the annual meeting is likely a good idea. We are scouting for outdoor locations to insure social distancing.

Meeting adjourned at 8:20 P.M. A date for the next meeting was not set and will be determined later.