



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 31, 2022, at 6:40 P.M. The meeting was held at the Orchard Mesa Christian Church at 2883 Victoria Drive.

Present Board members:

Chris McGillivary

Shannon Lowery

Robert Larimer

Note: Since only three of the six board members attended this meeting, no quorum was achieved and therefore no voting could take place.

Lien status:

- Financials from July show three outstanding liens on UnawEEP Heights properties. This is a reduction from the numbers from May and June, and is a welcome update.

Meeting minutes from past meetings:

- Since there was not a quorum for this meeting, no vote could be called to approve the minutes from the session of July 26. We will try again at the next meeting.

Code enforcement issues:

- The homeowner that has been wrangling with the board about a plastic shed has now taken down the shed. The homeowner had submitted plans for erecting a wooden shed in the winter, and the board hopes those plans will continue. Since no quorum was possible in this session, no voting could take place about nullification of fines or liens. The situation will be reviewed during the next meeting. Additionally, two letters warning homeowners of neglected lawns will be mailed out.

House Bill HB22-1137:

- The new law will require us to change elements of our regulations. Heritage published summaries of the alterations we would be expected to make, and we will need to blend existing regs with the new updates. A board member agreed to do a study of our regulations and see what changes can be made. This will be the most urgent item for the September meeting.

Pumpkin Ridge rezone:

- At the City Council meeting on August 3rd, the rezone of the western Pumpkin Ridge parcel was approved. The vote was 5 – 2; council members Taggart and Pe'a voted against the rezone. The board will continue to monitor events pertaining to Pumpkin Ridge; there are still traffic studies and development milestones that need to occur for the new development to get off the ground.

Heritage's e-mail list for irrigation notifications:

- The board has received complaints about the methods used for notifying homeowners of irrigation events. Perhaps just posting upcoming irrigation events on the neighborhood bulletin boards is not enough. The board will ask Heritage about the possibility of using their compiled e-mail list to inform the homeowner population of future irrigation shutdowns and startups.

The next meeting was tentatively scheduled for September 28, 2022, at 6:30 P.M.

Meeting adjourned at 8:07 P.M.