



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 UH HOA Board of Directors was called to order on September 22, 2021, at 6:40 P.M. The meeting was held at the Orchard Mesa Christian Church at 2883 Victoria Drive.

Present Board Members:

Chris McGillivray

Michelle Jarvis

Bob Larimer

Board Members attending via phone:

Tom McKenzie

Financial summary

- Treasurer estimates HOA finances are where they should be, five months into the fiscal year. A large check payable to law firm consulted by the board is outstanding, but other than this expense we are in good shape.

Lien status

- UH HOA currently has two liens on the books, both for homeowners who have been in arrears for a long time. A third lien has been paid and settled. Based on our latest financial reports from August, seven new liens need to be filed for homeowners whose assessments are more than 90 days overdue. Heritage will be contacted on this matter.

Code enforcement issues

- Complaints have been received about grounds upkeep at a home on Gill Creek Drive. A recent complaint has also been received about residents living in the garage at the same property. UH HOA's CC&R document, in Section V Article 4, has language forbidding permanent or temporary occupation of garages, tents, trailers, barns, or outbuildings. A violation letter will be drafted warning the homeowners about this situation.
- Several old enforcement issues are still outstanding, including a home on Rocky Pitch where a shed needs to be painted, and plastic shed issues on Lobe Creek Court. A review of these older problems will be done and, if necessary, follow-up letters and action will occur.

Committee composition

- During the annual meeting on May 19th, a proposal was voiced to form three homeowner populated subcommittees to work on important problems in the community. The three proposed committees were Fencing, Trees and Landscaping, and Irrigation. The board agreed that having all three of these committees working at once would be too hard to control, so Fencing was chosen as the most pressing of the concerns that need attention. HOA Treasurer has been contacted by three homeowners who have expressed interest in helping with Fencing issues. We will follow up with those three property owners. The work these committee do should be time-limited so no open-ended commitment is required.

Landscaping contract for 2022

- UHHOA's landscape contractor has been working for the subdivision since early 2019. After the acceptance of the contract for 2021 last January, the board agreed a bidding process was needed to see if a more favorable agreement could be achieved. Heritage will be contacted for help.

Tree trimming on UnawEEP Avenue

- It's been noticed that several trees on UnawEEP Avenue are impeding pedestrians walking on the sidewalk. UHHOA's landscaper can trim tree branches up to a height of seven feet, so we will contact them to do autumn pruning. Our designated tree maintenance contractor, T4 Tree Service, prunes branches higher than 7 feet on our community trees.

Fall newsletter

- It's time for another seasonal newsletter. Work will begin on crafting the Autumn document.

The next meeting was tentatively scheduled for October 20, 2021.

Meeting adjourned at 8:05 P.M.