



## *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 December 8, 2021, at 6:45 P.M. The meeting was held at the Orchard Mesa Christian Church at 2883 Victoria Drive.

Present Board members:

Chris McGillivray

Michelle Jarvis

Tom McKenzie

Bob Larimer

### **Financial summary**

- Treasurer mentions our finances look very good seven months into the fiscal year. Our expenses and income are tracking well at this time.

### **Lien status**

- We have 9 properties in arrears. We have three outstanding liens at this time, with more being contemplated. As of the date of this meeting there were 6 more properties that could be liened. The board motioned and seconded new liens for properties in arrears as of the financial end of business for November. Motion was unanimously approved.

### **Landscaping contract for 2022**

- Bids were solicited through Heritage for landscaping services for 2022. Bids were sent to four firms in the Grand Valley. Only one firm replied, our current vendor, Thompson Landscaping. We are speculating employee shortages are hitting local landscaping firms very hard. Thompson's contract will be signed and they will be our contractor for 2022. A motion and raised and seconded to sign Thompson's contract, and was voted unanimously for approval.

### **Code enforcement issues**

- The board discussed many code enforcement issues which are outstanding in the community.
  1. Auto repair business being operated on Victoria Drive in violation of county zoning regulations. Board has sent a warning letter. Board motioned and seconded fines on the property beginning in late November. Motion was unanimously approved.

2. Unlicensed and inoperable vehicles, also at a property on Victoria Drive. Warning letter sent, dialogue is taking place with homeowners. Board motioned and seconded fines on this property. Motion was unanimously approved.
3. Plastic shed on Lobe Creek Court – warning letter has been sent, homeowner was given a grace period during the spring and summer of 2021, so far no action. Board motioned and seconded fines contingent on the status of the shed. Motion was unanimously approved.
4. Rocky Pitch Drive, abandoned trucks with expired license plates – warning letter was sent, Grand Junction code enforcement will be asked about status of abandoned vehicles. Board motioned and seconded fines on this property contingent on the presence of the pickup trucks. Motion was unanimously approved.
5. Grizzly Court, trailer in driveway covered with a tarp – trailer needs to be moved behind gate on property, constitutes an eyesore. Board motioned and seconded a fine on this property contingent on the location of the trailer. Motion was unanimously approved.
6. Gill Creek Court, people living in garage – warning letter had been sent, no response. Board motioned and seconded a fine for residents living in garage in violation of community regulations. Motion was unanimously approved.

### **Reserve study**

- The board discussed community assets such as irrigation pumps earmarked for maintenance or replacement based on the Reserve Study commissioned in early 2020. There are six items slated for maintenance in 2022; some of them can be undertaken, and others probably can't, based on estimated revenue and expenses. The board agreed to budget for items that can likely be worked on next year.

### **Fencing committee**

- During the annual meeting in May 2021 a proposal was accepted to commission a homeowner group to discuss the ongoing problems with fencing maintenance in Unawep Heights. This concern will be at the top of the Board's list for years to come. The board has several homeowners with experience in other communities, and meetings are slated to take place during early 2022. Fencing issues have been deemed to be the most important long-term maintenance concern facing Unawep Heights, and this committee's task is to formulate plans to mitigate the problem.

The next meeting of the UHHOA was scheduled for Wednesday, January 19, 2022, at 6:30 P.M., presumably at the same location (pending ongoing COVID guidelines).

Meeting adjourned at 8:55 P.M.