



## *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

Board meeting agenda – April 14, 2022, at 6:30 P.M.

Meeting to be held at Orchard Mesa Christian Church, 2883 Victoria Drive

Call to order/attendance

Call for agenda additions and modifications

### **New business:**

- Annual meeting preparations – the annual meeting is scheduled for Wednesday, May 18. An informational packet was distributed to homeowners on April 4<sup>th</sup>. We need to discuss a couple of topics pertinent to the meeting:
  1. Security presence at meeting – there have been comments both for and against having a security guard at the meeting. Have things cooled off enough so we don't need a guard at the annual session?
  2. As noted below, it appears the trees along UnawEEP Avenue are a more urgent concern than infrastructure fencing. Treasurer has had discussions with tree maintenance organizations, and we may be in a position to begin meaningful activity on tree issues.
  3. Strive property – no one has been in the Strive property for more than a few days or a week since last summer. Contact has been made with Strive for maintenance on the yard and trees on the property. Is it possible the property will be uninhabited permanently?
- Lien status – one lien has been taken care of, as of the middle of March, according to Heritage, so that would leave six outstanding liens.
- Status of 2859 Victoria Drive – on the weekend of March 5-6, several people were hard at work cleaning up this house. A wheeled dumpster was on the property, and a U-Haul van. The persons who lived in the house prior to the occupation by the squatters are trying to make the house more presentable, and get rid of the junk in the yard. Immediately before the city sponsored spring clean-up, a lot of junk was left at the curb for pick-up. The board will continue to monitor this situation.
- Minutes from February 16, 2022 board session – need to determine whether the minutes from February 16 can be added to the website.

- Status of plastic shed on Lobe Creek Drive – homeowner contacted Heritage to inform board that plastic shed has been removed, and subsequent inspection confirms this is true. UHHOA Board will consider stopping the fines that have been levied the last several months.
- Infrastructure maintenance – Treasurer had an informal meeting with a tree maintenance company, and it would appear there are more urgent current issues with trees than with fencing in UnawEEP Heights. HOA Board also must consider a proposed 2022 maintenance contract with T-4 Tree Service that was received by Heritage.
- Colorado Secretary of State's office sent an automated renewal record notifying the board that UnawEEP Heights HOA is in good standing with state authorities.

**Old business:**

- Ongoing code enforcement efforts – the board is in discussion with a homeowner on Bear Canyon Court about plastic sheds on the property. Also, fines continue to be levied on a property on Victoria Drive concerning inoperable vehicles, and a house on Lobe Creek Court concerning a plastic shed. The board continues to monitor these situations.
- Status of petition drive to stop rezone of Pumpkin Ridge West parcel to R-5 – the petition forms are ready, and the gathering of signatures can start. No rezone for this parcel was mentioned in the zoning meeting planned for April 12; need to watch future meetings so we are forewarned about the parcel rezone, should it actually occur.