



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 – December 8, 2021, at 6:30 P.M.

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

Call to order/attendance

Call for agenda additions and modifications

New Business:

- Bids on landscaping business 2022 – Heritage has issued communications soliciting bids to four landscaping businesses since early November, and only one firm has replied. This is shaping up as an easy decision. However, this Autumn's bidding process also may be indicating poor overall financial health for landscaping firms in the Grand Valley.
- Updates on code enforcement issues:
 1. A violation letter was issued to 2859 Victoria Drive, where an unauthorized auto repair shop seems to be operating. An enterprise like this violates Mesa County zoning regulations. Parties other than UHHOA and Heritage are taking an interest in activities at this address. The board has received a homeowner complaint about this situation.
 2. Heritage has had a dialogue with homeowners at 2868 Victoria Drive about several unlicensed and inoperable autos parked at the property. The homeowner has claimed the vehicles are all running and licensed. An inspection needs to occur to verify the status of the autos.
 3. The homeowner at 2867 Lobe Creek Court has a plastic shed in their backyard. The board has communicated with the homeowner in the past. Further discussions need to take place, and the homeowner has been willing to talk with the board about this situation.
 4. Mismatched paint on shed at 296 Rocky Pitch Road – the shed has been repainted to match the house, and looks very good.
 5. Abandoned vehicles at 298 Rocky Pitch Road – no new updates
 6. Too many vehicles on street and property at 2863 Grizzly Court – no new updates
 7. 289 Gill Creek Court – people living in garage – no new updates

- Reserve study guidance for 2022 – 2021 was a quiet year in terms of the maintenance indicated by the reserve study. The only item from the supplemental schedule that really needed work was number 22, the wooden enclosures at the drainage basin (budgeted cost \$2000, actual repair cost \$300, repair completed 8/20). The other item that needed attention in 2021 was the piping and valving at the pump enclosure at the drainage basin, and there's been no trouble there. If memory serves, one of the pipes in the enclosure had a leak and was repaired. Here are the items that need maintenance in 2022 according to the study:
 1. Item 7, “Cultured Rock Repairs” - this refers to the dry stacks on the marquee signs. The eastern sign was partially rebuilt between 12/19 and 10/20 and should be good to go for years. The stucco surfaces on both signs were painted in 7/20. The western sign should be inspected for any problems and probably could be tuck-pointed if necessary. Budgeted 2022 cost from study - \$2000.
 2. Item 12, “Irrigation Lines and Sprinklers” - every year a given number of sprinkler heads are replaced due to damage from wear and vandalism. Do we need to craft a replacement schedule for the heads, or swap them out when needed? Do we need to replace irrigation lines that are working fine, or do so when needed? Budgeted 2022 cost from study - \$2500.
 3. Item 13, “Munro Pumps” - the pump behind the eastern marquee sign was rebuilt in 2/20 at a cost of \$113 after it was damaged in the accident. The pump in the enclosure in the drainage basin has had no recent attention. Perhaps maintenance could be done on this enclosure pump during the off-season 2021 – 2022. Budgeted 2022 cost from study - \$1250.
 4. Item 16, “Plant and Shrub replacement” - this item refers to the landscaping surrounding the marquee signs. Some of these plants/shrubs were replaced or pruned after the late 2019 accident, and Thompson prunes them during the irrigation season. Is any action necessary? Budgeted 2022 cost from study - \$2000.
 5. Item 21, “Sidewalks” - in this instance the sidewalks are the double-wide pedestrian walkways in the community, between interior streets and Unawep Avenue. None of these walkways are in bad shape; suggest an inspection to see if there are any pressing issues. Budgeted 2022 cost from study - \$2500.
 6. Item 25, “Electrical Panels” - this item refers to the electrical equipment behind the eastern marquee sign. This equipment has had no recent attention. Budgeted 2022 cost from study - \$1500.

Old Business:

- Missing fence panel at 2875 Lobe Creek Court – the fence has been repaired and looks good. No further effort is needed here.
- Fencing committee – homeowner-based committee to discuss issues with fencing in the community. The reserve study indicates no resources need to be allocated toward fencing in 2022, but also recommended \$3000 worth of maintenance in 2020 that was not done. The next scheduled maintenance on community vinyl fencing would be in 2025.
- No new updates on the Strive facility at 2865 Victoria Drive. We are in a waiting game here.

Please suggest any additional items that need consideration.

