



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 – June 9, 2021 at 6:30 P.M.

Meeting to be held via conference call because of the need to have this meeting with a short lead time. Originally we planned to have the next session on June 23rd, but there is urgent business to discuss. Call 701-802-5286, with access code 687416 and PIN 7018.

Call to order/attendance

Call for agenda additions and modifications

New Business:

- Discuss the current situation at the former Strive facility at 2865 Victoria Drive. There have been several awful events noted at this property, and the HOA needs to formulate a policy or determine a course of action. As a reminder, the HOA consulted an attorney last autumn to find out whether we had a legal position to order Strive or a sub-lessee to cease and desist operations at the property. We were told there was nothing that could be done. Heritage has crafted a draft of a violation letter for our inspection, which lists the regulations that have been broken by the people at this house.
- Trees and boulder at 2861 C Road – Don Fair at this address says one of the Ash trees on the parkway outside his fence has blight and is likely dying. A quick look at the three trees in question confirms the middle tree is approximately 50% dead, and Mr. Fair says the blight is spreading to the other two trees nearby. Additionally, Mr. Fair says cars arriving at the cul-de-sac near his house are using a double-wide sidewalk to jump the curb to get back onto UnawEEP Avenue, and he would like advice about placing a boulder in the middle of the sidewalk to prevent this from happening. There are numerous locations in the community where boulders have been placed to stop cars from moving on double-wide sidewalks.
- Missing fence panel on UnawEEP Avenue at 2873 Lobe Creek Court – there is a missing vinyl section on the fence on the south side of UnawEEP Avenue that has been temporarily shored up by the use of a hurricane fence. Both posts are damaged and the middle rail was smashed inward, making the replacement of both posts necessary. Is the HOA obligated to replace the damaged fence section? The fence faces a common parkway.

Old Business:

- Impressions of the annual meeting – on first blush the meeting seemed to go well, with only a few contentious moments. We must proceed with the bylaws update, and here are a few points that were discussed:
 1. Code violations – violation letters have been sent, need follow-up
 2. Financials – budget was approved unanimously
 3. Talk to Thompson Landscaping about sprinklers activating at wrong times
 4. Fencing – there is confusion about who owns what fences; is there a relatively simple way to determine fence ownership? Possible sub-committee.
 5. Annual assessment \$300 for 2022; we need to continue to evaluate whether this will be appropriate.
 6. Bylaws update approved unanimously
 7. Current board was retained, no new members came forward
 8. Security officer probably not needed for 2022 meeting

Are there any other topics that need further discussion?