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Unawee Heights HOA, c/o Heritage Property Management

2650 North Avenue, Suite 116, Grand Junction, CO 81501

Board meeting agenda – May 4, 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 – annual meeting is slated for May 18th. An information packet was distributed to homeowners on April 4th. Listed below are suggested topics for the annual session:
 1. Rezoning of Pumpkin Ridge parcel – many homeowners are probably not aware that this concern exists, so it's important to bring the audience at the annual session up to date. We should mention the petition effort, and the informal meeting held at the elementary school on February 3rd. During the planning session held on April 26th the Pumpkin Ridge rezone was not on the docket, but a similar rezone in the Redlands was. Our petition looks more important all the time.
 2. Tree maintenance project – we should discuss the initiatives approved by the board at the April 14th meeting and our emphasis on tree maintenance, which has already begun. The board's approval of funds for tree removal and upkeep should be discussed, as well as the decision to put fence issues on the back burner for now.
 3. HOA board members and volunteerism – while resolving the irrigation problems seen during the week of April 18 – April 22, a homeowner uttered the totally mistaken belief that UHHOA board members use HOA resources for personal purposes. This reprehensible opinion should be condemned and the volunteer status of HOA boards in Colorado emphasized. We do not derive any personal benefit from serving on the HOA board, and the homeowner population should be told this again.
 4. Irrigation updates – is there a better way to initiate the irrigation activation in the Spring? There were more problems this year than last year, even with an orderly shutdown in the Fall. Updates were posted on the UHHOA Facebook page, and on Heritage's website. It would seem that these electronic tools have the potential to inform the homeowners more efficiently than paper letters or hard-to-maintain e-mail lists, yet it seems like numerous

homeowners were displeased this year. Can we solicit input from the property owners about what was done right, and what could be done better?

Old business:

- There have been no known updates on the lien status of the community.
- Strive house – as of May 2nd the tree growing into the neighbor's fence has not been addressed. Strive will be contacted again to ask when action can be expected here.
- Minutes from April 14th session – need to determine if the minutes from the April 14th meeting can be added to the website.
- Enforcement status – fines continue on the property on Bear Canyon where plastic sheds still exist, even after a contentious exchange last winter. UHHOA board is waiting to see if homeowner will forward a constructive response.