

## **Unawep Height Homeowners Association (UHHOA)**

November 16, 2022 Boarding Meeting Minutes Two Pages Published December 2, 2022

Orchard Mesa Christian Church, 2883 Victoria Drive, Grand Junction, Colorado 81503

Board members present: Bob Larimer, Audrey Bailey, Shannon Lowery, Tom McKenzie

Board members absent: Chris McGillivray, Jim McKenzie

Meeting called to order 6:45PM MT

### **Agenda items proposed that were discussed:**

**No treasurer's report was available at the time of the meeting.**

**No lien status was available at the time of the meeting.**

### **Overview on HOA code violations comments, noted remediation and board actions:**

- 1) 10/26/22 289 Gill Creek Court.... Board has been informed that people are still living in the garage.
- 2) 11/15/21 296 Rocky Pitch Road violations resolved. The shed is painted same color as house.
- 3) 9/22/21 2861 C Road violation resolved. Picket fence was replaced with new UHHOA full height vinyl fence.
- 4) 11/9/22 2856 Arrasta Court is the erected shed too close to Unawep Avenue per city code? Board requests guidance from Heritage Property Management as to how best to address this concern.
- 5) 11/20/22 2867 Lobe Creek Court the plastic shed was taken down. Violation fines should cease as of 12/1/22.
- 6) 11/09/22 2870 Lobe Creek Court. The plastic shed has been taken down.
- 7) Comments on 2871 Bear Canyon Court. After years of issues with this homeowner's violation of having a plastic shed, the board recognizes the homeowner has removed the plastic shed in August 2022. Collection of violation fines is currently confusing as the homeowner believes that he was told by a board member that all fines would be removed. The board voted to assess the homeowner \$500 for violation fines.
- 8) 11/9/22 2868 Victoria Drive. The board voted to continue violation fines until the homeowner proves to the board/HPM that vehicles registered, Colorado licensed and operable.
- 9) 8/4/22 267 Silvertip Way. Complaints of grounds keeping need to be reviewed in the spring 2023.
- 10) 8/4/22 2870 Rock Creek. Complaints of grounds keeping need to be reviewed in the spring 2023.

The board agreed that these 10 code enforcement matters should be discussed further with Barbara Butzen, Heritage Property Management (HPM) for her input on these matters and any other code enforcement matters the board may need to address. The Treasurer/Secretary was asked to follow up with Barb.

### **UHHOA Contracts:**

1) Board understood that there would be no cost change for our HPM contract services. **Board voted to approve and formally renew a 2023 HPM contract.**

2) Board discussed renewal of the current 2022 Thompson Landscaping contract. Josh Thompson honored his 12/1/2021 contract pricing despite significant cost pressures post 12/1/22. The Treasurer/Secretary was asked to follow up with Josh Thompson. A 2023 Landscaping contract would be circulated to all board members for their review and approval by email.

### **Board approved a UHHOA Fall 2022 Homeowners News Letter would be composed.**

The President was asked to draft news letter. A draft of the news letter would be circulated to all board members for their input and review.

### **UHHOA Fencing Matters:**

The board agreed that the matters regarding the UHHOA fencing matters would be best addressed with all board members present in a mediated meeting during 1Qtr 2023. It was suggested that a few homeowners be involved in the mediated fencing meeting(s).

### **UHHOA 2023 Fiscal Year Budget considerations:**

**The Board approved the 2023 Fiscal Year annual homeowners dues would remain at \$300.**

The Board approved four items be include in the upcoming 2023 Fiscal Year Budget as follows:

- 1) \$1,250 Munro Pump, \$2,500 Plants and Shrubs, 3) \$1,000 Sump Pump, 4) \$5,000 Tree Remediation.

Treasurer will offer a draft of a UHHOA 2023 Fiscal Year Budget at the next Board meeting.

**Board approved the President's circulated 11/10/22 edited versions of Board Meeting minutes for July 26, 2022, August 31, 2022 and September 28, 2022.**

**Board discussed invitation for new board members as a Fall News Letter item.**

**Next Board meeting scheduled for Wednesday, January 18, 2023 at 6:30PM MT Orchard Mesa Christian Church.**

**Meeting adjourned 8:30PM MT**

