



## *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

### Opening

The Board meeting of the UHHOA Board of Directors was called to order on May 1, 2024, at 7:04 P.M. The meeting was held at the Valley Church, 2883 Victoria Avenue, Grand Junction, Colorado, 81503.

### Present Board Members:

Audrey Bailey

Bob Larimer

Shannon Lowery

Juan Medrano

Jeremy Triebwasser

### Present Non-Board Members:

Brieana Molinari

Jade Buehrer-Locke

### **New representation from Heritage:**

- The board wishes to welcome Jade Buehrer-Locke, our new community manager.

### **Financial performance:**

- As of the end of the fiscal year on 3/31/24, the HOA looks ok. However, it's likely the rising cost of services obtained by the HOA will necessitate a re-evaluation of the annual dues in 2025.

### **Accident on Fall Creek:**

- On April 28, an accident occurred on Fall Creek Drive early in the morning. Because the damages didn't involve HOA common property, the HOA has no involvement. We hope the problem is resolved as soon as possible.

### **Fencing:**

- At this time the board is more concerned with tree management. The board knows the fencing issue isn't going away.

#### **HOA Website:**

- The HOA dedicated website, unaweeheightshoa.com, needs work from a trained webmaster. No one on the board has the expertise to solve the outstanding issues with the site. The board will seek out a web expert and see how much a solution may cost. With Heritage's site providing many of the informational sources as the HOA site, we may decide to discontinue the dedicated site. Opinions and ideas will be gathered at the annual meeting.

#### **Landscaping planning proposal:**

- A board member has contacted a landscape planning firm to solicit input for a master landscape plan. The initial proposal looks good, but the board needs a couple more bids to insure we are getting good value for our money. We will continue to work on this effort.

#### **Bulletin boards:**

- The board has inquired about replacing our old bulletin boards, which are aging badly, with new boards. We are also interested in purchasing new boards to augment the ones already in existence. The first proposal was nice but expensive; we need a few more competing bids to insure the best use of our funds.

#### **Pumpkin Ridge cooperation:**

- The new Pumpkin Ridge development continues to come together, and we need to coordinate our landscaping and irrigation efforts with the new community. We have to learn who to talk to here, because Pumpkin Ridge has no HOA yet, only the site development firm.

#### **ACCO continuation:**

- It's been a while since our last community survey of homeowner properties searching for ill-maintained yards, illegal outbuildings, and other code violations. We need to start another round of property evaluations, which Heritage can assist with.

The next meeting is the annual session, scheduled for May 21, 2024, at 7:00 P.M., also at the Valley Church.

Adjourned at 9:06 P.M.