



Unaweeep Heights Home Owners Association

Unaweeep 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 September 25, 2024, at 6:35 P.M. The meeting was held via Zoom conference call.

Present Board Members:

Audrey Bailey

Ashlii Baldwin

Bob Larimer

Shannon Lowery

Juan Medrano

Keith Smith

Jeremy Triebwasser

Present Non-Board attendees:

Jade Buehrer-Locke

Welcome to board member Keith Smith:

- The board wants to extend a welcome to new member Keith Smith, who attended a meeting for the first time.

Lien and A.R. Status:

- Financials should be caught up by the end of September. Per Heritage, there are still four outstanding liens, same as earlier in the summer. We can offer payment plans to those homeowners in arrears, with a term of as long as 18 months.

Irrigation issues on Lobe Creek Court:

- Homeowner on Lobe Creek Court has had problems with irrigation water from the common area on Unaweeep Avenue flooding his property. Need to contact Thompson to change the frequency and duration of the sprinklers involved. Should this technique not help, the board needs to investigate some sort of increased drainage capacity in this area.

Irrigation shutoff:

- Typically the irrigation district shuts down the area water around October 31. We try to allow a week to ten days lead time to give residents an opportunity to shut their systems down early. We will target Tuesday, October 22, as our shut off.

Pump in drainage basin:

- We have noticed parched areas in the drainage basin, indicating the grass isn't getting enough water. Per Thompson the pump in the enclosure has a mechanical problem and isn't running properly. Juan tried to substitute a spare pump he owns, but his pump is too small. We will work with Thompson to get a loaner pump in place as soon as we can. A new pump should cost around \$400.

Strive property:

- Heritage received a report that a tree on the Strive property on Victoria Drive is interfering with an easement. We will do a survey and advise further action.

Crashed UHHOA website:

- The board voted not to recover the crashed UHHOA website during the meeting in August. All documents that need to be archived will now be hosted on Heritage's site. A thumb drive with the appropriate information will be created and given to Heritage.

Fencing issues in common areas:

- The board received a bid for fencing replacements from a reputable local company. Unfortunately, this bid was so expensive that it would be impossible to approve. The board wants to reset and do a survey of the worst portions of common fence and then replace only panels, not posts or rails. This is a much cheaper alternative than total replacement.

Bulletin boards:

- The board has explored purchasing bulletin boards as replacements and as new units. Juan will take a look at this concern.

Roofs and matching shingles:

- There was a question about roof replacement, matching shingles to house colors. Our CCR's permit muted colors and congruent hues. The CCR's also specify a certain kind of shingle that is widely used in our community.

Heritage site inspections:

- It has been quite a while since an audit of property violations was performed in the community. Heritage will do such an audit for an hourly fee.

President resignation:

- The president of the HOA, Robert Larimer, will be resigning from the board. Robert wishes the board the best of luck in the future.

The next meeting of the board was scheduled for Wednesday, November 13, at 6:30 P.M. The current meeting went well on a Zoom conference, so the next meeting will also use this method.

Meeting adjourned at 7:40 P.M.