



Unawee Heights Home Owners Association

<http://unaweeheightshoa.com>

Unawee 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 March 13, 2024, at 7:04 P.M. The meeting was held at the Valley Church, formerly the Orchard Mesa Christian Church, at 2883 Victoria Drive, Grand Junction, Colorado, 81503.

Present Board Members:

Audrey Bailey

Bob Larimer

Shannon Lowery

Juan Medrano

Jeremy Triebwasser

Annual meeting:

- The date for the annual meeting was set to May 21, 2024. This date is later than we originally discussed, but vacations and the end of the school year made earlier dates difficult if not impossible. The board agreed no security presence was needed this year; motioned, seconded, and voted unanimously.

Lien status:

- Accounts receivable summary for February shows four outstanding liens. The board agreed to once again try to offer payment plans to the homeowners in arrears, and we will reiterate this topic at the annual meeting.

Financial status:

- Treasurer presented a financial report showing a healthy status for the HOA. As was discussed during the February meeting, a \$300 assessment for 2024 is workable. Our annual budget is being developed; tree activities and new bulletin boards will be the large variable expenses this year.

New Bulletin Boards:

- In February the board agreed to pursue installing new bulletin boards near all the mailboxes in the community. We will have to get the permission of the property owners where the mailboxes are situated to proceed. In addition, the old bulletin boards have problems and

probably need to be rebuilt or replaced as well. A board member is coordinating this effort with tradesmen at his work place.

Landscaping Management:

- The board is considering several options to proceed with our tree and shrub program. A board member has been talking with a nursery about tree and shrub procurement; the City of Grand Junction has an arboreal department that has provided advice; the new Pumpkin Ridge development has a landscaping plan that we may be able to blend our efforts with; and we have ideas about tree selection based on a canvas of the board earlier in March. The board also is investigating placing boulders along Unaweep Avenue to deter automobiles crashing into common fences. This effort remains a work in progress.

The next session, which will be a finalization of the plans for the annual meeting, was slated for Wednesday, May 1, 2024.

Meeting adjourned at 8:46 P.M.