



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 February 7, 2024, at 7:03 P.M. The meeting was held at the Valley Church, 2883 Victoria Drive, Grand Junction, Colorado, 81503.

Present Board Members:

Bob Larimer

Shannon Lowery

Juan Medrano

Jeremy Triebwasser

Lien status:

- A/R summary for December shows four outstanding liens. The board agreed one property on Gill Creek Drive has such a large owing balance that we should see if Heritage can induce movement. We also need to reiterate to the homeowners in arrears that payment plans are acceptable.

Dues assessment for 2024:

- The cash position of the HOA looks healthy as of the end of 2023. After discussing future projects and the possibility of large outlays for fencing and tree maintenance, the board agreed the current assessment of \$300 is the proper amount to maintain HOA cash reserves. The \$300 assessment for fiscal year 2024 was motioned, seconded, and voted unanimously. Depending on how things look later in 2024, the amount of the annual fee will be evaluated again.

Webmaster:

- The board currently has no website administrator due to resignations in 2023. If possible, need to assign a new webmaster and update the website to give it more of a community emphasis. Jeremy agreed to give this a try, given that training will be provided.

Rock Creek Drive dog damage:

- The family at a property on Rock Creek Drive has been dealing with dog damage to their fences since last Fall. The HOA sent a warning letter in November to the neighbor with the dogs causing the damage. The HOA will check whether a stronger letter can be sent, and whether the first letter was sent registered. The board is not sure any further pressure can be applied within the limits of HOA authority.

2024 maintenance efforts:

- The reserve study commissioned in 2020 recommends maintenance or replacement of three pieces of equipment in 2024: two Rain Bird sprinkler controllers and the Smart Box in the enclosure in the drainage basin at Fall Creek Drive and Silvertip Way. By a simple majority the board felt these replacements were not necessary unless the equipment actually failed and had to be replaced. It was agreed to ask Thompson Landscaping about potential replacements with an eye on pricing and availability, should an urgent need arise to swap in new devices quickly. We won't move on these items unless it's mandatory.

Additional bulletin boards:

- The board discussed adding more bulletin boards near mailboxes in the community. Notifications for irrigation activation and shutdown have traditionally been placed on the sides of mailboxes, but the papers degrade very quickly. It would be preferable to place more bulletin boards in the subdivision so notifications like newsletters and irrigation notices last longer. Board members with contacts in building trades agreed to ask their contacts about constructing new bulletin boards. The Board would have to check with property owners about placing the new boards at the edges of their front yards, since it would be messy to drill concrete to do so.

Tree maintenance and replacement:

- As part of a long-term plan, the board has been considering tree removal and replacement and also placing shrubs along UnawEEP Avenue. Shannon has compiled a list of resources we may use to help us procure new trees and/or shrubs. The board will look to plant trees in areas along the street that have never had trees before, and possibly to plant shrubs where trees formerly were located but were removed because they were damaging fences or sidewalks. This remains a work in progress.

Preparation for annual meeting in early May:

- Each year the board conducts a required meeting where the homeowner population is encouraged to attend and offer their recommendations. The board needs to get started putting together the materials for the annual meeting. We will contact Heritage, since they have helped before and have templates for the documents necessary to administer the meeting. The date for the meeting was tentatively slated for May 7th; we will check in our regulations to insure that date is appropriate.

Speed limits and road reflectors in UnawEEP Heights:

- Numerous attempts have been made to contact Grand Junction traffic engineering to alter speed limits in the community that are felt to be too high, and to place reflectors on the curve on UnawEEP Avenue at its eastern end, which is extremely dark at night. So far no one with any actual authority has spoken with anyone on the board. We will continue to try getting their attention.

The next meeting was scheduled for Wednesday, March 13, at 7:00 P.M., at the church again.

Meeting adjourned at 8:28 P.M.