



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 August 15, 2024, at 6:32 P.M. The meeting was held at Heritage Property Management, 2650 North Avenue, Suite 116, Grand Junction, Colorado, 81501.

Present Board Members:

Audrey Bailey

Ashlii Baldwin

Bob Larimer

Shannon Lowery

Juan Medrano

Jeremy Triebwasser

Present Non-Board Attendees:

Jade Buehrer-Locke

Squatters/People living in garage:

- It was noticed that people were living in a garage in a house on Fall Creek Drive. A violation letter was sent in Mid-July. Since then, it appears the garage has been vacated. The board agreed a further check was needed, so a call to DHS will be placed requesting a welfare check of any occupants living in the garage of the home.

Crashed UHHOA website:

- The UHHOA website crashed sometime in May, as a result of failed Wordpress updates and the inability to back the site up to perform such updates. A list of potential web maintenance organizations was compiled, but Heritage can host whatever meeting agenda and minute files we have. The board decided to not recover the website, and the matter was motioned and voted unanimously.

Lien and A.R. Status:

- Because of Heritage's accountant being ill, the treasurer hasn't been a lien or accounts receivable status in a while. Jade showed the board a recent report, and there are still four outstanding liens. Our receivables look very good; there are only three non-current homeowners for the 2024 fiscal year. Reminder letters will be sent to the homeowners not current for this year.

Fencing proposals:

- Shannon has worked with fencing contractors to obtain bids for repairs to the perimeter fences and fences abutting common areas. Unfortunately, the bids we have received are so expensive that it's difficult to imagine ever approving them. However, the bids are to replace the entire fence structure – posts, rails, and panels – when our surveys have indicated that the posts and rails of our fences are in pretty good shape, while the old, brittle panels could be replaced with more durable new panels, which are easily obtainable. It was agreed to contact Valleywide to see if the HOA can buy the new double layered panels and try to replace damaged sections with the approval of the homeowners. This could save the HOA tens of thousands of dollars.

Tree maintenance effort:

- For the moment, our tree maintenance program is on hold. The trees are looking good at this time, and there's no bandwidth to begin a new discussion until winter or early spring of 2025.

Bulletin boards:

- The board's efforts to arrange the construction of new bulletin boards led to very expensive bids, and basic bulletin boards are available for order over the web. It was agreed to try buying a board and installing it ourselves, and see what utility we can generate.

Signs for water activation:

- Instead of paper signs plastered on mailboxes, the board agreed to investigate metal or wooden signs that can be placed and removed as needed.

Officer election:

- In anticipation of future changes to board officer assignments, Shannon was nominated to and accepted the Vice President position. Motioned and voted unanimously.

Meeting concluded at 8:16 P.M. To avoid a long lay-off until the next meeting, it was agreed to organize a Zoom session for mid-September. Next meeting slated for September 10th, and can be administered by Heritage.