

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

October 12, 2017

The meeting of the Board of Directors was called to order at 4:00 p.m. Present were:

Judith Walton	Vice President
Teri Bergstrom	Secretary
Jim Brown	Treasurer
Nancy Bunker	Director at Large
Jim Furlong	Director at Large
Derek Patterson	Property Manager
Excused Absences: Janice Harris	President
Ray Hendershot	Director at Large

Owner Forum / Hearings:

No members were present.

Secretary's Report:

The September meeting minutes were approved as submitted.

Financial Report:

Mr. Brown presented the August finances. The Balance Sheet and the Income and Expense Comparative statements were reviewed. A question and answer period followed.

The AGED Receivables report was reviewed.

The 2016 Tax returns and Audit were reviewed, no discrepancies were noted.

Mr. Patterson presented the **Manager's Report**.

A handout from Hindman Sanchez outlining the costs and procedures for amending the Covenants was reviewed. Discussion followed. A motion was made to approve the fee structure and move forward with the amendment which carried 5-0.

Regarding the 2018 Budget, if the proposed storm water fee passes those fees will need to be incorporated into the Water line item. It's projected the fee will be \$30/acre per month roughly \$5,511.60 a year.

The Top 10 list was reviewed.

The water usage spread sheet was reviewed.

Committee Reports (Architectural Control ACC & Landscaping LC):

ACC activity was reviewed.

It was asked if the garage doors for the Hidden Canyon homes could be changed from the existing style when replaced. It was noted all doors must match the originals for consistency.

Meetings will be on the first Monday of each month for the winter schedule.

Old / New Business:

The monthly crime report maps were reviewed.

There was discussion on the annual meeting.

There being no further business, the meeting was adjourned at 5:00 p.m.



Derek Patterson
Property Manager