

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

April 12, 2018

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

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

Owner Forum / Hearings:

No members were present and there were no Hearings.

Secretary's Report:

The March meeting minutes were approved as submitted.

Financial Report:

Mr. Brown presented the March 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. A request for the removal of a \$30 late fee was reviewed and approved.

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

The Top 10 list was reviewed.

The water usage spread sheet was reviewed.

The monthly crime report maps were reviewed.

There was discussion on outstanding violations from 2017. It was agreed to issue a 2-week reminder letter to 4788 Stonehill Road or daily fines will continue.

It was noted a resident volunteered to host the yearly garage sale which is set for June 23.

There was discussion on concerns with the private security patrols and the lack of parking stickers being issued for overnight parking. They will be put on a 30-day probationary period and if they fail to perform the contract will be terminated.

Committee Reports (ACC / LC):

Activity for the month was reviewed.

Old / New Business:

The current Covenant and Rule Enforcement policy was reviewed, noting this is the document which would provide for new penalty fees if the limited covenant amendment passes.

A new street light was purchased for the west end of Stonehill Road, \$1,529.00.

The neighborhood crime statistics were reviewed for January to March 2018.

The Limited Covenant Amendment documents were reviewed with minor changes. It was agreed to hold the informational meeting on May 10th.

It was agreed to issue a spring newsletter.

There was lengthy discussion on the District 11 property (2112 Collegiate Drive - 9.91 acres) and recent news media and City of Colorado Springs articles regarding it being for sale and possible future uses. This land is zoned R1-9 HS which is single family residential 9000 sf. A motion was made to consult with a Realtor and contact the D 11 School Board with earnest funds and an offer to negotiate on the purchase of the land up to 120 days. The motion carried 7-0. It was further agreed to research Association funding and authorization options.

There being no further business, the meeting was adjourned at 5:56 p.m.



Derek Patterson
Property Manager