

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

June 14, 2018

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
Nancy Bunker	Director at Large
Jim Furlong	Director at Large
Derek Patterson	Property Manager
Excused Absences: Janice Harris	President
Ray Hendershot	Director at Large
Absent: Jim Brown	Treasurer

Owner Forum / Hearings:

No members were present and there were no Hearings.

Secretary's Report:

The April 12th, April 18th, April 25th, May 3rd, May 5th, May 10th and May 21st meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson presented the April finances. The Balance Sheet and the Income and Expense Comparative statements were reviewed. A question and answer period followed. Mr. Brown submitted a written request to resign from the Treasurer's position due to time constraints. His resignation was accepted. A motion was made to appoint Mr. Furlong as Treasurer and Mr. Brown as Director at Large which carried 3-0 with 1 abstention. Signature cards will be updated.

The AGED Receivables report was reviewed. A request for the removal of a \$57.12 fee was reviewed with \$12.12 being approved. The \$45.00 fee will stand.

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.

Committee Reports (ACC / LC):

Activity for the month was reviewed.

Old / New Business:

Documentation from Mr. Zendejas regarding the District 11 property purchase was reviewed.

A document was discovered (Declaration Amendment) for the Springs Canyon HOA which confirmed the current dues structure for the Master HOA fee.

Mr. Patterson reviewed Z&R's contract renewal stating the previous Amendment approved in 2015 is now incorporated into the contract. A color handout was reviewed showing the changes from the 2006 contract. After discussion, the contract was approved 4-0 in favor and signed.

There have been reports of littering at the Butler Court trailhead. The City will be notified.

There was discussion on the District 11 property (2112 Collegiate Drive - 9.91 acres) and new information that an official Request For Offer will be released soon by District 11. It was understood there is a 10-day response time. Mrs. Walton and Mrs. Harris will prepare a letter to introduce this project and the possible Special Assessment to the community.

There being no further business, the meeting was adjourned at 5:50 p.m.



Derek Patterson
Property Manager