

# *University Park Homeowners Association, Inc.*

## **Board of Directors Meeting Minutes**

**July 13, 2017**

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

Janice Harris	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
Excused Absence: Judith Walton	Vice President

### **Owner Forum / Hearings:**

No members were present. There were no Hearings.

### **Secretary's Report:**

The June meeting minutes were approved as submitted.

### **Financial Report:**

Mr. Brown presented the May 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 Realtor representing 5671 Sonnet Ridge submitted a request for removal of fees relating to a recent home sale. Documentation was reviewed. It was agreed to remove all late fee and interest charges.

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

The 2017 Top 10 list was reviewed. It was agreed to hold the HOA garage sale on September 9<sup>th</sup> and 10<sup>th</sup>, 2017.

The water usage spread sheet was reviewed.

### **Committee Reports (ACC / LC):**

Activity for the month was reviewed. It was noted the owners of 4536 Seton Hall Road did receive approval for the rear yard play set, the hot tub location and other landscaping improvements and screening/shielding (2-year plan) for the hot tub.

**Old / New Business:**

The monthly crime report maps were reviewed.

The owner of 4858 Diablo Valley Court submitted a payment plan for assessment fines. Documentation was reviewed. After discussion a motion was made to approve a 6-month payment plan with no “new late fee or interest” from August forward. The motion carried 6-0.

An email from the owner of 1675 Rockhurst Blvd. was reviewed; no further action will be taken.

The Landscaping Committee suggested the Association do a one-time weed control treatment for the curb/sidewalk joints throughout the community. A bid was reviewed. A motion was made to approve the bid which carried 6-0.

House Bill 15-1259 (Rain Barrels) was reviewed. A motion was made to have a draft Resolution created which carried 6-0.

There being no further business, the meeting was adjourned at 4:45 p.m.



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Derek Patterson  
Property Manager