

# *University Park Homeowners Association, Inc.*

## **Board of Directors Meeting Minutes**

**August 9, 2018**

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

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

A hearing was called for 5610 Mercer Drive with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remedy landscaping violations. The owner was not present. Discussion followed. It was agreed to place the initial fine in abeyance and provide a final 10-day compliance date. If the matter is corrected, no fine will be imposed and if not, the initial fine will be imposed and a new \$100/day fine will continue until such time compliance is met. The motion carried 6-0.

A hearing was called for 1610 Colgate Drive with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remedy landscaping violations. The owner was not present. Discussion followed. It was agreed to place the initial fine in abeyance and provide a final 10-day compliance date. If the matter is corrected, no fine will be imposed and if not, the initial fine will be imposed and a new \$100/day fine will continue until such time compliance is met. The motion carried 6-0.

A hearing was called for 1965 Dennison Court with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remedy landscaping violations. The owner was not present. Discussion followed. It was agreed to place the initial fine in abeyance and provide a final 10-day compliance date. If the matter is corrected, no fine will be imposed and if not, the initial fine will be imposed and a new \$100/day fine will continue until such time compliance is met. The motion carried 6-0.

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

The July meeting minutes were approved as submitted.

### **Financial Report:**

Mr. Furlong presented the finance report. The Balance Sheet and the Income and Expense Comparative statements were reviewed. A question and answer period followed.

The 2017 Audit was reviewed and accepted as submitted. Mr. Furlong will coordinate the requested Journal entries.

The AGED Receivables report was reviewed. There was discussion on obtaining compliance for 4788 Stonehill Road. It was agreed to pursue the Remedy of Violation option versus further legal action to correct the outstanding two violations.

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

The Top 10 list was reviewed.

The water usage spread sheet was reviewed. It was noted the Association has not received a bill yet for the new StormWater Enterprise fee.

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

Activity for the month was reviewed.

**Old / New Business:**

The monthly crime report maps were reviewed.

It was agreed to send out the recorded Limited Covenant Amendment in August. There was discussion on what penalties will be implemented for violations of the amendment. It was agreed to update the Covenant Enforcement Policy to show \$3k for the first violation, \$5k for the second and \$7k for the third.

There was discussion on the issuance of overnight parking stickers as a complaint was filed regarding the adherence to the window glass. It was agreed to leave the policy as is.

Mr. Brown is still working with Mr. Zendejas on revising the last two legal invoices.

There has been no response from the School District 11 representatives on the offer to purchase the property on Collegiate Drive.

There being no further business, the meeting was adjourned at 4:55 p.m.



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Derek Patterson  
Property Manager