

University Park Homeowners Association, Inc.

Board of Directors – SPECIAL MEETING Minutes

Via ZOOM

January 8, 2025

The meeting was held via Zoom and was called to order at 2:09 PM. Present were as follows:

Lloyd Nordhausen	President
Judy Walton	Vice President
Nancy Bunker	Secretary
Jim Forman	Treasurer
Jon Scott	Director at Large
Gary Schmidt	Director at Large
Derek Patterson	Community Manager

16 visitors were present:

Wilson Hitchings – 5075 Stonehill – homeowner
Jane Wittington – 5470 Wittenberg - homeowner
Jim Brown – 4476 Seton Hall - homeowner
Sandy Pelton – 5003 Stonehill – homeowner
Jerry Novak – 1750 Colgate – homeowner
Jim Mason – 2623 Rockhurst - homeowner
Stephane & Lisa Atencio – 4757 Julliard - homeowners
Linda Sauer - 2670 Rockhurst - homeowner
John Gardner – 2611 Rockhurst – resident & Proxy for Penny Larson
Hubbard-homeowner
Julie Seeger – 4764 Julliard – resident & Proxy for Janet Seeger-homeowner
Debbie & Tom Menza – 4857 Diablo Valley - homeowners
Kelly Seeger – 1957 Quadrangle – resident & Proxy for Janet Seeger-homeowner
Megan Kennedy – 4655 Seton Hall – homeowner
Janet Butts – 4823 Stonehill - homeowner

This meeting was a Special Meeting, conducted using ZOOM, with only two items on the agenda. Therefore, there was no Owners Forum.

President Lloyd Nordhausen presented ground rules for meeting discussion, additionally all attendees must be respectful, raise their hand and they will be placed into ZOOM speak.

The attendees may speak if a motion is made – after the Board’s discussion period.

Agenda item #1 - Board responsibility to fill open board position:

President Nordhausen asked each Board member to comment for open discussion. Each Board member expressed their comment. There were numerous comments debated:

- Past processes must be respected.
- Make a call for volunteers, interview, and the board makes the decision to appoint.
- There was discussion about the vote count from the previous election and the possibility of selecting the candidate with the next highest vote count to fill the vacancy.
- The bylaws provide no guidance about applying previous election vote counts.
- Points were raised that bylaws give the board full responsibility to appoint vacancies.
- Discussion around holding a special election. Cost, logistics and complexity were factors discussed.

Board member Judy Walton made a motion to talk to the attorney and see if we can have a special election to fill the Board vacancy.

Motion Seconded.

Discussion is open to Board and visitors:

Visitors and Board discussion ensued.

Being no further discussion, the vote was taken:

Motion voted 3 in favor 3 opposed.

Motion died.

At this time, Board member Jon Scott made a motion to appoint Linda Sauer to the board.

Motion seconded.

Discussion is open to Board and visitors:

Visitors and Board discussion ensued.

Being no further discussion, the vote was taken:

Motion voted 3 in favor 3 opposed.

Motion died.

At this time, Board member Nancy Bunker made a motion to follow the current Bylaws and past procedures, 1. Ask for volunteers, 2. Interview the volunteers, 3. Appoint the new board member.

Motion seconded.

Discussion is open to Board and visitors:

Visitors and Board discussion ensued.

Being no further discussion, the vote was taken:

Motion voted 5 in favor 1 opposed.

Motion carried.

Secretary Bunker asked for exact future action and deadlines for the record.

Lloyd and Derek agreed to send an eblast with an ask for volunteers in 3-4 business days (or by 1-14-2025).

The deadline for applications will be 1-24-2025.

Lloyd will forward applications to the board for review.

Lloyd will solicit the board for dates to hold the board meeting for interviews (target date for meeting by end of January).

Agenda item #2 - Landscape company bids :

President Nordhausen, prior to this meeting, emailed each Board member a comprehensive spreadsheet attempting to compare services and prices. Each Board member was tasked to review and prepare any questions and concerns for today's meeting.

Open Discussion of companies and bid submitted. Based on the information available at this point, it was decided to focus on Robertson and Brightview.

Lloyd asked Gary to work with Derek to clarify several points, re-bid or add addendums as necessary to compare apples to apples, check references, etc.

The Board will set a meeting time to meet in person with the contractors and vote to accept a contract.

Meeting adjourned at 3:27 pm

Nancy Bunker

Secretary

UPHOA Board of Directors