

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes Fire Station 14 – Community Meeting Room October 11, 2022

The meeting was held at Fire Station 14 and called to order at 3:00 PM. Present were as follows:

Judy Walton	President
John Smith	Vice President
Nancy Bunker	Secretary, ACC Chair
Janet Butts	Director at Large, WC Chair
Jim Forman	Director at Large
Lloyd Nordhausen	Director at Large, WM Chair
Derek Patterson	Property Manager
Excused Absence: Ray Hendershot	Treasurer

Owner's Forum / Hearings:

There were no Hearings.

The owners of 5430 Creighton Court were present to discuss a recent assessment fine for a rear deck project. The sequence of events was reviewed, noting that the issue of not completing the project is close to two years old. A question-and-answer period followed. It was noted the project had been fully completed. After discussion, a motion was made to remove the assessment fine, which carried 4-2 in favor.

Secretary's Report:

The previous month's Board meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed. A question-and-answer period followed.

The AGED Receivables report was reviewed (8 active accounts).

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

The 2022-2023 Project List was reviewed.

The Fire Department Wildfire Mitigation Office approved one of the two submitted Common Area Tracts for a matching grant project. The Hidden Canyon Park will not be included in the program.

The water usage spreadsheet was reviewed.

Committee Reports (ACC / Landscaping / Welcome / Wildfire Mitigation / Social):

Activity for the month was reviewed for the ACC.

Activity for the month was noted for the Landscaping Committee (12-pages).

Activity for the month was noted for the Welcome Committee (2-pages).

The monthly crime report maps were reviewed.

Old / New Business:

Two new significant neighborhood disturbances from 2145 Concordia Drive were noted, both involving police responses. A violation notice will be issued.

Mr. Patterson reviewed numerous documents relating to the eventual turnover and Association acceptance of the Stormwater Basin on Stanbridge. A question-and-answer period followed, and two more documents are needed for further review.

Residents living on Colgate Drive submitted a request for the Board to consider allowing artificial turf in the front and side yards (Rule update). Discussion followed, and it was agreed to pursue this project further, but at this time, artificial turf is only allowed in the rear yard.

Mr. Foreman reviewed documents for the proposed new Hidden Canyon Landscaping Committee (charter and Work Item spreadsheet). Discussion followed, and a motion was made to officially adopt this Committee, its charter, and plans for moving forward. The motion carried 6-0 in favor.

The contract for trash and recycling services for Hidden Canyon for 2023 was approved.

There was discussion regarding the Rules, Section 5.26 Signs, and some updating that needs to be done following the law firm's recommendations. It was noted that other minor changes are needed, which will be made when HB 22-1137 and 1138 requirements are updated.

There was a discussion on proposed changes to three existing HOA Policies (Conduct of Meetings, Collections, and Covenant & Rule Enforcement) to comply with HB 22-1137. Discussion followed, and a motion was made to set the assessment fine policy for the second notice up to \$500.00 per violation. The motion carried 5-0 in favor.

The Community Picnic event was a great success, with 130 members attending.

Mr. Nordhausen was thanked for his interview with KOAA tv regarding wildfire mitigation work in the community.

Two new members were added to the Cleanup Committee, who also did a cleaning event. A request for reimbursements for new supplies was approved.

There being no further business, the meeting was adjourned at 5:18 PM.



Derek Patterson
Property Manager