

# University Park Homeowners Association, Inc.

## General Membership & Budget Meeting Minutes

October 10, 2024

Mr. Nordhausen called the University Park Homeowners Association General Membership meeting to order at 5:05 PM. Present were as follows:

Lloyd Nordhausen	President, WM Chair
John Smith	Vice President
Nancy Bunker	Secretary, ACC Chair
Jim Forman	Treasurer
Janet Butts	Director at Large, WC Chair
Jon Scott	Director at Large
Judy Walton	Director at Large, SC Chair
Derek Patterson	Property Manager
Presenters: Cory Ashby	CSFD Wildfire Mitigation Office

The Annual meeting notice was mailed and emailed to the community before the meeting.

### Homeowners present:

A quorum was reached in the presence in person or by proxy of 10% of the votes entitled to be cast. Mr. Patterson, Mrs. Walton, and Mrs. Nordhausen verified the roll call. Any directed proxy holders were instructed to turn those into the representatives with Waugh & Goodwin at another table. The Board of Directors introduced themselves to the members present.

### Presentation Reports:

Mr. Ashby McIntire discussed the results of the recent chipping event and other information regarding wildfire mitigation work and the yearly reporting procedures for individual lots (a packet of information was available for the members).

Mr. Forman presented the **Finance Report**.

Mr. Nordhausen presented the **President's Report**.

### Committee Reports:

Mrs. Bunker provided a report for the Architectural Control Committee (ACC), introducing all members.

Mr. Graham provided a report for the Bylaw Committee (BC), introducing all members.

Mrs. Mealey provided a report for the Landscaping Committee (LC), introducing all members. Inspections are generally conducted from June to September each season. It was also noted that more volunteers are needed for the Landscaping Committee.

Mr. Nordhausen provided a report for the Wildfire Mitigation Committee (WMC), introducing all members.

Mrs. Butts provided a report for the Welcome Committee (WC), introducing all members.

Mrs. Walton provided a report for the Social Committee (SC), introducing all members.

Mrs. Walton provided a report for the Social Committee (SC).

Mr. Nordhausen thanked all volunteer members for their volunteer service and the many hours spent working to improve the community.

**Election of Directors:**

The next order of business was the election of two (2) Board members. Mrs. Butt’s and Mr. Smith’s terms expired. Three other volunteers were on the ballot (Mr. J. Mason, Mrs. L. Sauer, and Mr. G. Schmidt). Each candidate gave a brief introduction to the members present.

Ballots were collected by the representatives from Waugh & Goodwin to be counted. Mr. Mason and Mr. Schmidt were elected and will serve 3-year terms.

The following votes were received for each candidate:

Janet Butts	89.5
Jim Mason	96.5
Linda Sauer	92.5
Gary Schmidt	106

The 2023 Annual meeting minutes were ratified (165.5 Yes votes and 15 No votes).

**Under Unfinished / New Business:**

Door prizes were awarded to the members present, and a question-and-answer period followed from the floor.

There being no further business, the meeting was adjourned at 6:23 PM.

---

Mr. Nordhausen called the University Park Homeowners Association Budget Meeting to order at 6:25 PM.

Mr. Forman presented the **2025 Budget**.

The 2025 Budget was discussed to include reserve funding, the status of the update for the Reserve Study, which is in progress, and the need for the dues increase and a question-and-answer period followed from the floor.

The budget was ratified (112.5 Yes votes and 58 No votes).

There being no further business, the meeting was adjourned at 6:37 PM.

Respectfully submitted

*Nancy Bunker*

Nancy Bunker  
Secretary