

# *University Park Homeowners Association, Inc.*

## **Board of Directors Meeting Minutes**

**November 8, 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
Ray Hendershot	Director at Large
Derek Patterson	Property Manager

### **Owner's Forum / Hearings:**

There were no members present.

A hearing was called for 2075 Rockhurst Blvd. with the consideration of an initial \$400.00 in fines, possible daily fines and other enforcement actions for vehicle parking and vehicle registration violations. The owner's Property Manager did respond, and the two vehicles were removed from the property by the compliance date. It was agreed to place the \$400 in fines in abeyance for a 6-month period and if no further violations are observed, they will not be imposed. The motion carried 7-0.

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

The October meeting minutes were approved as submitted.

### **Action Taken Without a Meeting:**

An email vote was taken to approve the September meeting minutes, to confirm the results after meeting with the residents of 4653 Bethany Court and to confirm the actions for a Hearing on 1510 Rockhurst Blvd. The vote passed 7-0 in favor.

### **Financial Report:**

Mr. Furlong presented the finance report. The Balance Sheet and the Income and Expense Comparative statements were reviewed. There was discussion on the Bad Dept line item in relation to assessment fines levied to 4788 Stonehill Road. Projected year-end Reserve funding estimates were provided. A question and answer period followed. The owner of 4788 Stonehill Road will be offered a settlement agreement on past due fines to hopefully close the matter out.

The AGED Receivables report was reviewed.

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

The Top 10 list was reviewed.

The water usage spread sheet was reviewed.

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

Activity for the month was reviewed.

**Old / New Business:**

Nine (9) pages of legal invoices (April to September) were reviewed relating to the purchase of the District 11 property which included a refund check from the firm. Additional line items were in question and will be submitted for a response. Mrs. Bunker responded to comments/concerns she had regarding past Board meeting discussions regarding the two contractors the Board hired for this project. Mrs. Bunker read a statement to the board to address issues presented by Mr. Furlong.

The monthly crime report maps were reviewed.

A draft Rule addition was discussed to add a restriction on using roll-off dumpsters, storage PODS, Mobile-mini storage units and other similar storage units. Changes were noted. After discussion, a motion was made to approve the bullet with amendments which carried 7-0.

There was discussion on a storage container which has been on a resident's driveway since July. A letter will be issued stating they will need to submit an ACC request for how long it is required with any supporting information (vendor contract, insurance information, etc.) or the unit will be required to be removed.

There was discussion on the Annual meeting. Mrs. Harris and Mr. Furlong were thanked for their many years of service to the community; Janice serving 6 years and Jim serving 14.

There being no further business, the meeting was adjourned at 5:31 p.m.



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Derek Patterson  
Property Manager