

# University Park Homeowners Association, Inc.

## General Membership - Yearly Meeting Minutes

### November 18, 2021

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Due to the COVID-19 guidelines and recommendations, the Board of Directors' meeting was held by telecommunication and called to order at 6:01 PM.

Present were as follows:

Judy Walton	President
John Smith	Vice President
Nancy Bunker	Secretary, ACC Chair
Ray Hendershot	Treasurer
Russ Williams	Director at Large
Lloyd Nordhausen	Director at Large, WM Chair
Derek Patterson	Property Manager
Excused Absence: Janet Butts	Director at Large, WC Chair
Presenters: Bret Lacey	Fire Marshal
Ashley Whitworth	Wildfire Mitigation Office
Melissa Hoffman	Wildfire Mitigation Office

The Annual meeting notice was mailed before the meeting, and it included detailed reports and information from the Board and all Committees (19 pages).

#### **Homeowners present:**

A total of seventy-four (74) directed proxy votes were received, no proxies, and twenty-seven (27) owners were present via Zoom (in addition to the Board). A quorum [68] was reached. Mr. Patterson verified roll call.

The Board of Directors introduced themselves to the members present.

#### **Presentation Reports:**

Mr. Lacey, Ms. Whitworth, and Ms. Hoffman discussed the results of the recent chipping event and other information regarding wildfire mitigation work in the Common Areas and for individual lots (details were shared via Chat to all Zoom attendees, and a detailed handout will be emailed to all owners after the meeting).

114 homes participated in the 2021 chipping event, which represented 9.6 tons of debris being removed and roughly 1,400 hours of work and \$275k spent from residents on fire risk reduction.

Mr. Hendershot presented the **Finance Report**.

The 2022 budget was reviewed and was also approved by the mailed-in votes. A question-and-answer period followed.

Each Association volunteer Committee provided a written report for 2021 (Architectural Control Committee, Landscaping Committee, Wildfire Mitigation Committee, and the Welcoming Committee).

All members were thanked for their volunteer service and hours spent working to improve the community. Each member will be provided a gift certificate in appreciation.

Mrs. Walton presented the **President's Report**.

**Election of Directors:**

The next order of business was the election of two (2) Board members.

Mr. Smith's and Mrs. Butt's terms expired. There were no other volunteers. Mr. Smith gave a brief introduction to the members present. Both volunteers were elected to the Board and will serve 3-year terms.

The 2020 Annual meeting minutes were unanimously approved.

The mailed-in votes approved the 2022 budget.

**Under Unfinished / New Business:**

All committee members were thanked for their service in making the community a great place to live.

There was a discussion on the Association trash contract and the change of vendors in February. A question-and-answer period followed.

There being no further business, the meeting was adjourned at 7:00 PM.

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In accordance with the Bylaws, Article IV, Section 7, a Board of Directors meeting was called to order at 7:04 PM to elect Officers.

The following positions were established:

Judith Walton	President	2023
John Smith	Vice President	2024
Nancy Bunker	Secretary	2022
Ray Hendershot	Treasurer	2022
Russ Williams	Director at Large	2023
Lloyd Nordhausen	Director at Large	2022
Janet Butts	Director at Large	2024

The meeting was adjourned at 7:07 PM.



Derek Patterson  
Property Manager