

# *University Park Homeowners Association, Inc.*

## **Board of Directors Special Meeting Minutes**

**March 19, 2019**

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The meeting of the Board of Directors was called to order at 4:00 p.m. Present were:

Judith Walton	President
Nancy Bunker	Vice President
Teri Bergstrom	Secretary
Ray Hendershot	Treasurer
Jim Brown	Director at Large
John Smith	Director at Large
Janet Butts	Director at Large (via telephone)
Derek Patterson	Property Manager

### **Hearings:**

A hearing was called for 1510 Rockhurst Blvd. with the consideration of a \$2,000.00 fine and other enforcement actions for a second short-term rental event (October 7<sup>th</sup> to the 14<sup>th</sup>). The owner was not present but did respond in writing. All past correspondence was reviewed, and it was noted the owner has not submitted any proof that the future four (4) short-term rentals were canceled from Airbnb; with this October event being one of the four. Discussion followed. A motion was made to impose the \$2,000.00 fine and ask for proof the next three vents have been canceled. If a future event is held, it will result in a Hearing with e consideration of a \$4k fine. The motion carried 7-0.

### **Old / New Business:**

All correspondence from the Association's law firm was reviewed relating to the merger of the proposed new housing development "District 11 land" to include updates from Mr. A. Brown (buyer of the property). It was noted that Tracks E & F were taken out of the HOA's responsibilities but the lawyer for Mr. Brown and the HOA's lawyer could not agree on the process in which to merge or annex in this new land. Both lawyers will be contacted to present their reasons on their positions in a concise manner and state what the benefit or risk is for the Master HOA.

A Foreclosure action was reviewed by the Association's law firm. A motion was made to proceed forward with the action which carried 7-0. The legal resolution was signed.

A request was made to have a \$35.00 1<sup>st</sup> Notice Letter fee removed. The late fee was previously removed by Mr. Patterson due to the owner's extenuating circumstances "at that time." The owner's ledger and payment schedule was reviewed. A motion was made to deny the request which carried 5-2. It was noted the late fee and 1<sup>st</sup> notice fee was posted on 2-12-19 and the payment was received on 2-19-19.

A bid to rebuild the stone entry pillar at Union Blvd. was reviewed; which was struck by a vehicle (hit and run). If matching stone can be sourced, the price will be \$2,750.00 but if not, the second pillar will be refaced in the new stone.

A request was made to have \$97.93 in late fees, a 1<sup>st</sup> Notice Letter fee and interest removed. The owner's ledger and payment schedule was reviewed. As of the date of the meeting, no payments have been received. A motion was made to deny the request which carried 7-0.

There being no further business, the meeting was adjourned at 5:05 p.m.



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Derek Patterson  
Property Manager