

# *University Park Homeowners Association, Inc.*

## **Board of Directors Meeting Minutes**

### **Fire Station (Vickers & Academy)**

**April 10, 2025**

---

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

	Lloyd Nordhausen	President
	Judy Walton	Vice President
	Nancy Bunker	Secretary
	Jim Forman	Treasurer - via ZOOM
	Jon Scott	Director at Large
	Wilson Hitchings	Director at Large
	Derek Patterson	Community Manager
Excused Absence:	Gary Schmidt	Director at Large

5 visitors were present:

Linda Sauer - 2670 Rockhurst – homeowner

Lisa Atencio – 4757 Julliard - homeowner

Penny Larson Hubbard – 2611 Rockhurst – homeowner

John Gardner – Proxy for Wendy Miller 1908 Montebello Dr W homeowner

Julie Seeger – 4764 Julliard - resident

President Lloyd Nordhausen presented ground rules for meeting discussion. The Owners Forum allows for one homeowner per address to present an issue for 3 minutes. After the owner's forum, the residents must be respectful, not interrupt the meeting and not speak out of order. The owners may speak if a motion is made – after the Board's discussion period.

**OWNER'S FORUM / HEARINGS:** There were no Hearings.

**Penny Larson Hubbard (2611 Rockhurst – owner)**

Requested a forum to look at the reserve study. Treasurer Jim Forman stated he would be open to doing a presentation on ZOOM with the Finance Committee in the future.

### **OFFICER REPORTS:**

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

The March 6, 2025, Board meeting minutes were approved as submitted.

#### **Treasurers - Financial Report:**

1. Mr. Forman reviewed the March 31, 2025, finances. He also gave a very brief summary of the Reserve. Operating account. year end result of approximately \$15,000 surplus that will be transferred to the Reserve account. The expense/income of large items are now being amortized over the year for a more realistic financial report.
2. There will be 2 short term CD's purchased, one 3-month (\$100,000) and one 6-month (\$50,000) in the Operating Account.

**MANAGERS REPORT:** Mr. Derek Patterson, Community Manager presented

The 2025 Project List was reviewed.

1. Collegiate Rejuvenation (phase 1 of 3) is set to begin this spring (May).
2. Painting/Sealing project is scheduled for 2025.

3. New Trees – wait until after trees have begun to bud.
4. Repairs to signposts and signs – 2025.
5. Spring fence inspection is done.
6. Bluffs Basin – working on cleanout and report.
7. Garage sale July 18 & 19
8. Chipping event week June 9, 2025.
9. Wildfire Mitigation – federal grants frozen, will work with City grants.
10. Reviewed water usage for 2024.
11. Working with BrightView to get set up for 2024.
12. One pet poop station is missing the bag dispenser. It is the unit at near Anglo. Mr. Patterson has ordered a new dispenser and will install it when it comes in.
13. Gary Schmidt and Carla the landscape architect have begun gathering information for the Hidden Canyon Park rejuvenation project. Will have a report at the May Board meeting.

### **COMMITTEE REPORTS:**

The Board reviewed the committee list and committee members.

Mr. Jon Scott made and edited a motion to appoint all committee members..

Motion seconded.

Discussion was open to Board and visitors:

Being no further discussion, the vote was taken:

Motion voted unanimously in favor. Motion carried, all committee members are appointed by the Board. .

**ACC:** Mrs. Bunker reported for the ACC – 15 approved requests and 1 request was not approved – all processed in 2025 January 1 thru March 31.

**Bylaw Committee :** no committee report. Final report included in packet dated 11-13-2025. Bylaw meeting 4-30-2025.

**Clean up Committee:** no committee report.

**CSPD:** see reports in packet. Mr. Patterson gave report of items from officers.

**Finance & Budget Committee:** The Finance Committee is reviewing the Reserve Study. The annual audit is complete.

**Landscaping Committee:** Mr. Patterson stated LAC is setting up for 2025.

**Nominating Committee:** no committee report.

**Social Event Committee:** no date for picnic yet.

**Welcome Committee:** Mrs. Walton stated there was no report, they visit when they get word someone has moved.

**Wildfire Mitigation:** Will have another email reminder (end of April) of chipping event week-June 9. There are CSFD town hall meetings.

Will try to do another mitigation by Anglo before the chipping event.

### **HIDDEN CANYON REPORT:**

The UPHOA is responsible for maintenance of the easement along Rockhurst behind the homes that back up to Rockhurst.

Mr. Forman will work with the Hidden Canyon Landscape Committee to conduct a poll to get owner input about how much thinning and cleanup should be done and the access to the easement. After the poll is complete, it will be forwarded to the Board for next month's board meeting. The possibility of having to do a lot survey to find the exact location of all the easements needs to be considered.

### **OLD BUSINESS:**

#1. E-voting – Mr. Forman gave a presentation on e-voting. Post card examples were shown.

Action to take:

1. Meet with the Election Buddy company via ZOOM.
2. Also to check references and obtain more references in Colorado (due to Colorado laws).
3. Mr. Forman will forward a proposal that Election Buddy sent to him.
4. The proposal needs to be sent to Altitude Law to confirm Colorado law compliance
5. Check that the current and proposed bylaws will support the entire process of E-voting and if needed to amend the bylaws to allow for E-voting.
6. Decide how and when to vote on the proposed Bylaws.

#2. 2025 BrightView contract has been signed

### **NEW BUSINESS:**

#1. Recommendation to place two signs in Hidden Canyon park about no smoking.

The Board reviewed the recommendation.

Mr. Wilson Hitchings made a motion to purchase 2 signs up to \$100 total cost.

Motion seconded.

Discussion was open to Board and visitors:

Being no further discussion, the vote was taken:

4 in favor of spending money on signs, 2 opposed

Motion carried. Derek will purchase signs and install.

#2. Recommendation to add more pet poop stations in UPHOA. BrightView cleans out the poop stations. Request for a new station on Saxon in the Sonnet Springs area. UPHOA does not have the easement.

Mr. Jon Scott made a motion to purchase one new pet poop station with double trash cans and install on Rockhurst near the round-about near Villanova. Also, to forward to Sonnet Springs that UPHOA is going to install a station and where, and if Sonnet Springs wants to install a poop station in their property on Saxon that would be up to them. Motion seconded. Discussion was open to Board and visitors:

Being no further discussion, the vote was taken:

Motion voted unanimously in favor

Motion carried. Mr. Patterson will order one new poop station and have it installed. Mr. Patterson will also inform Sonnet Springs of this issue.

#3. Recommendation from a Sonnet Springs resident to start a project to rejuvenate the area around the south Saxon Lane University Park sign. There is a stone feature wall with the University Park logo on Saxon Lane between Erin Loop and Sonnet Heights Street.

The area needs new mulch, a water sprinkler valve leaks, and it has been recommended to add a poop station.

This is Sonnet Springs property. However, UPHOA does trim bushes, has removed dead branches and cleaned trash. The Board discussed this issue. Derek will get a bid for cleaning up the area and mulch. The UPHOA Board will discuss with the Sonnet Springs board.

**#4.** Security gate. The location of the gate is near south Rockhurst Blvd. near the water tower/cell phone towers leading into UCCS. The Board discussed this issue. Mr. Patterson will contact UCCS to find the status of this gate and will report to the board.

**#5.** Neighbors Helping Neighbors/Community Service/Community Group

Mrs. Walton brought to the Board the issue of: does UPHOA need a Neighborhood Watch coordinator or a community coordinator. Discussion included: an HOA communication network, asking Officer Corrado if UPHOA can have a Neighborhood watch coordinator, having a tab (example: community posting board) on the website to post things that happen, having a Board member monitoring a tab on the website. Judy will talk to Officer Corrado. Issue tabled to future meeting.

\*\*\* It was noted that the Board would go into an Executive Session to discuss the Accounts Receivable report and legal correspondence.

The Board meeting was reconvened.

After review of the Accounts Receivable chart discussion during Executive Session:

A motion was made to waive 4 late fees and 1 short payment fee. The motion carried 6-0 in favor.

Derek will inform the members.

Meeting adjourned at 5:20 pm

Respectfully submitted

*Nancy Bunker*

Secretary

UPHOA Board of Directors