

# *University Park Homeowners Association, Inc.*

## Board of Directors Meeting Minutes Fire Station 14 – Community Meeting Room April 14, 2022

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The meeting was held at Fire Station 14 and called to order at 3:00 p.m.

Present were as follows:

John Smith	Vice President
Nancy Bunker	Secretary, ACC Chair
Ray Hendershot	Treasurer
Janet Butts	Director at Large, WC Chair
Jim Forman	Director at Large
Lloyd Nordhausen	Director at Large, WM Chair
Derek Patterson	Property Manager
Excused Absence: Judy Walton	President

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

There were no Hearings, and no members present. A resident in Sonnet Springs HOA inquired if a vehicle being parked in a driveway was considered a commercial vehicle (photos were reviewed). It was unanimously agreed the truck is not a commercial vehicle, and no further action will be taken.

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

The November Board meeting minutes were approved, the November Annual Meeting minutes were reviewed with no changes, and the January Board meeting minutes were approved.

### **Financial Report:**

Mr. Hendershot and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed. There are still some fine-tuning/formatting changes being completed. A question-and-answer period followed.

The AGED Receivables report was reviewed.

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

The 2022 Top 10 list was reviewed.

The underground breaks for the street island on Rockhurst/Colgate are inoperable. Solar lighting options are being considered, and a test light will be purchased for mounting consideration.

The water usage spreadsheet was reviewed.

### **Committee Reports (ACC / Landscaping / Welcome):**

Activity for the month was reviewed for the ACC.

It was noted that 2051 Stanbridge Court installed two new trees prior to home construction. Once the home closes, the new owners will be reminded of the submittal/review process before beginning work.

It was noted the deck support post wraps had not been installed as of the meeting for 5430 Creighton Court, with the second extended compliance date expiring December 24, 2021. A new status letter will be issued.

Activity for the month was noted for the Welcome Committee.

**Old / New Business:**

It was noted that maybe the turf area outside the stone wall/fence at Springs Canyon should be removed to help conserve water (estimated to be about 1,200 square feet of turfgrass); costing about \$2k per year for water. A bid will be sought.

Mrs. Bunker reviewed a handout detailing email and text conversations between herself and the owners of 2024 Stanbridge Court regarding the rear dog run/screening and a letter the owners received from the Fire Department (FD) about 28 hazardous vegetation bushes within 15' of the structure. It was later learned the FD implemented a new code regarding vegetation standards in 2013 but was not formally put in place until 2018. The owners threatened legal action on February 8, 2022, so no further contact was allowed with Mrs. Bunker. Two other ACC members met with the owners and FD personnel and agreed on the placement of all bushes. The owners submitted a second ACC request for a type of artificial vine screening attached to the dog run fence, which was denied.

The monthly crime report maps were reviewed.

Mr. Patterson is still working with the City regarding a report that the City owns/maintains any sidewalk on a lot or Common Area in the public right of way.

Mr. Forman reviewed information on House Bill 11-37, which is in its third amendment now and, if it passes, will have numerous impacts on our business operations.

A volunteer was found to monitor the new pet station installed by The Resort. Mr. Patterson will see if one of our keys will open it and if so, the Association will take over monitoring it.

There being no further business, the meeting was adjourned at 4:58 p.m.



Derek Patterson  
Property Manager