

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes Fire Station 14 – Community Meeting Room May 12, 2022

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

Present were as follows:

Judy Walton	President
John Smith	Vice President
Nancy Bunker	Secretary, ACC Chair
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: Ray Hendershot	Treasurer

Owner's Forum / Hearings:

There were no comments or suggestions for the Owner's Forum.

A hearing was called for 5002 Marrieta Court, considering a possible \$200.00 assessment fine (\$100 each for two violations) and other enforcement actions for failing to submit an ACC request and receive approval before beginning work. The owner was present and has submitted a request for after-the-fact approval. Discussion followed. A motion was made to impose the \$200 in fines which carried 4-1 in favor.

A hearing was called for 5630 Butler Court, considering a possible \$100.00 assessment fine and other enforcement actions for failing to submit an ACC request and receive approval before beginning work. The owner was present and has submitted a request for after-the-fact approval. Discussion followed. A motion was made to impose the \$100 fine which carried 4-1 in favor.

A hearing was called for 2125 Rockhurst Blvd. considering a possible \$100.00 assessment fine and other enforcement actions for failing to submit an ACC request and receive approval before beginning work. The owner was present with her contractor, and they will submit a request for after-the-fact review. Discussion followed. A motion was made to impose the \$100 fine which carried 5-0 in favor.

Secretary's Report:

The April Board meeting minutes were approved, correcting one typo.

Financial Report:

Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed. It was noted with the new financial software, the deferred Income and Revenue options are troublesome. Discussion followed. A motion was made to remove this process which carried 5-0 in favor.

The AGED Receivables report was reviewed. Updates were provided on some of the larger balances still owing.

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

The 2022 Top 10 list was reviewed.

The water usage spreadsheet was reviewed.

Mr. Patterson briefed the Board on his meeting with the City regarding verification of the ownership and maintenance responsibility for sidewalks in the public right of way and outside this area. All of the Common Tracts will be audited and those assets outside the right of way will be updated in the SmartProperty Reserve software and the total useful life will be set at 55 years.

A new volunteer was found to monitor the pet station on Butler Court, and it was learned that the City is actively taking care of that station.

Committee Reports (ACC / Landscaping / Welcome):

A motion was made to appoint the ACC Committee members for the 2022 season; which carried 5-0 in favor.

Activity for the month was reviewed for the ACC.

It was noted the owners of 5430 Creighton Court have not installed the rear deck support post wraps, ever after being given an extension last winter due to a report of them being on backorder (an April letter issued was not responded to). It was unanimously agreed to call a new Hearing for June and considering imposing the \$100/day fines from the December 24th compliance date.

Activity for the month was noted for the Welcome Committee.

Old / New Business:

The monthly crime report maps were reviewed.

Mrs. Walton briefed the Board on a letter sent to her by the owners of 4757 Julliard Drive regarding problems with dogs not on a leash. Mr. Patterson reiterated the complaint filing and notification processes. The recent violation reported was acted upon.

There was discussion on changing the wording in the Rules, Section 6.3 (c). After discussion, it was agreed that no update is needed at this time. It was noted that vacant lots are being inspected by the Landscaping Committee during the season for weeds/tall grasses, etc.

There was discussion on the landscaping replacement program for the Hidden Canyon homes (Exhibit A&B) and any new plant material is not on the wildfire danger list.

Mr. Patterson has contacted the Resort Manager two separate times with no reply, so the pet station they installed will not be taken over by the HOA.

There was discussion on the past construction activity on Sundays for Vantage Homes; where they received a first notice for this violation this spring. Any future violations will result in a Hearing being called.

There being no further business, the meeting was adjourned at 5:10 p.m.

A handwritten signature in black ink, appearing to read "Derek Patterson", with a horizontal line extending to the right.

Derek Patterson
Property Manager