

University Park Homeowners Association, Inc.

Board of Directors – Board of Directors

Meeting Minutes

Fire Station 14 (Vickers & Academy)

May 8, 2025

The meeting was held in person at Fire Station 14 and 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
Jon Scott	Director at Large
Gary Schmidt	Director at Large
Wilson Hitchings	Director at Large
Derek Patterson	Community Manager

4 visitors were present:

Janet Butts – 4823 Stonehill - homeowner
Janelle Lirette – 4734 Julliard - homeowner
Linda Sauer - 2670 Rockhurst – homeowner
Lisa Atencio – 4757 Julliard - homeowner

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.

Linda Sauer - (2670 Rockhurst – owner)

1. Linda complimented BrightView Landscape for doing a good job.
2. There is an accumulation of pine needles, etc. in the gutter along Rockhurst
3. What is the status of the communication with UCCS over the gate issue?

OFFICER REPORTS:

Secretary's Report:

The April 10, 2025, Board meeting minutes were approved as submitted.

Treasurers - Financial Report:

Mr. Forman reviewed the financials for March 31, 2025, as the April reports were not available as of the meeting. It was recommended to place a copy of the annual budget in the packet for reference.

MANAGERS REPORT: Mr. Derek Patterson, Community Manager presented

The 2025 Project List was reviewed.

1. Collegiate Rejuvenation (phase 1 of 3) has begun.
2. Painting/Sealing project: Derek is gathering a list of items to be bid.
3. New Tree/bush replacement – wait until after trees/bushes have begun to bud.
4. Repairs to signposts and signs: Derek is gathering a list of items to consider. Gary stated that he has information that the City will replace signposts for free. Will get with Derek.
5. Spring fence inspection is done.

6. Bluffs Basin – annual cleanout is done, inspection is completed, and report is filed.
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. There have been repairs on two of the sprinkler BackFlow devices.
12. BrightView has begun work – many compliments.
13. Need information for Nominating Committee applications.
14. Working on completing the pet poop stations. See new business for details.
15. Gary Schmidt and Carla the landscape architect have begun gathering information for the Hidden Canyon Park rejuvenation project.
16. The boring project for fiber internet is underway across several areas.

COMMITTEE REPORTS:

There are new volunteers on three committees:

- Welcome Committee: Bev Sark, Barb Nordhausen;
- Landscape Committee: Chris Montoya, Tina Solis, Tanna Schnake;
- Clean-up Committee: Rob Wheatley, Chuck Graham.

A motion was made 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: Nancy Bunker reported for the **ACC** – 13 approved requests, processed in April 2025.

Bylaw Committee: no committee report. Discussion in new Business.

Clean up Committee: no committee report.

CSPD: see crime reports in packet. No officer reports this month.

Finance & Budget Committee: no committee report.

Hidden Canyon Landscape Committee:

1. HCLC is working with Greener Grass Landscapers.
2. HCLC has created a calendar for HC to know when work is done.
3. Greener Grass will send an email to any non-weekly items (irrigation work, planting, fertilizations)
4. Jim Forman made a motion to appoint the HCLC members: Jim Forman, Gary Galyardt, Cathy Park, Eric Gresh, Shelley Wilcox.

Motion Seconded.

Discussion was open to Board and visitors:

Being no further discussion, the vote was taken:

Motion voted unanimously in favor. Motion carried; HC LAC committee members are appointed by the Board.

Landscaping Committee: LAC met 5-7-2025 at Chair Diane Mealy home. The first round of LAC inspections will begin in the first week of June.

Nominating Committee: no committee report. Discussion in new Business.

Safety & Security: See packet for crime report. No officer reports.

Social Event Committee: UPHOA annual summer picnic will be August 3 – from 5pm to 7pm.

Welcome Committee:

1. There were 4 new homes visited in April.
2. Judy Walton stated there are 30 (+6) books ready to distribute. Cost of books is \$25 per book.
3. The Welcome Committee will provide to the Board a report of the new owners.

Wildfire Mitigation:

1. The first work day will be June 3 at 8:30 am. The mitigation work will be done in the area near Anglo/Rockhurst (across from the Villas). Volunteers are welcome (bring saws, chainsaws, gloves, etc.).
2. There will be another email reminder (end of May) of chipping event week-June 9.
3. Reminder of the CSFD town hall meetings.

HIDDEN CANYON REPORT: (HCLC is working on this project)

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 (HCLC) 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

Community Communication: Officer Corrado stated that UPHOA may have Neighborhood Watch, but not a NW Coordinator. Recommended 3 or 4 volunteers to work together to send messages. Board discussion: have a board member oversee, send emails via RowCal, Wilson Hitching will work with Judy and Jon to draft a Communications Committee Charter.

#2

2025 Flower bed #2 – BrightView sent the flower bed list – flowers are in the budget. Flowers will be sourced locally. There will be a 25% less density due to higher costs.

#3

Nominating committee Notice: Derek pre-drafted the notice. All agreed to approve. Derek will email asap.

#4

E-voting – Election Buddy Proposal – Legal opinion from attorney was favorable. Discussion on proposal, references, cost savings, confidentiality, ease of use.

A motion to approve hiring Election Buddy.

Motion Seconded.

Discussion was open to Board and visitors:

Being no further discussion, the vote was taken:

Motion voted unanimously in favor. Motion carried, Election Buddy will be used for annual meeting voting.

NEW BUSINESS:

#1 UCCS gate and access:

Derek is working on establishing a good relationship with UCCS. Cell vendors and contractors have access. The Board requested Derek to arrange a meeting with UCCS Police and/or Facilities contact before going to the Chancellor.

#2 Bids for Landscaping Rejuvenation (Saxon & Union)

Derek received bids to re-mulch and to change mulch to rock. Discuss bids. No board action at this time.

#3 Common Area Master Plan

A proposal from Gary Schmidt was discussed. Work with Carla the landscape architect and Gary to form a 5-7 year plan to rejuvenate the UPHOA common areas. Create and work with a "Common Area Master Plan Committee".

A motion to approve the UPHOA Common Area Master plan proposal for work done by Carla and Gary not to exceed \$12,900 (as stated in the proposal).

Motion Seconded.

Discussion was open to Board and visitors:

Being no further discussion, the vote was taken:

Motion voted unanimously in favor. Motion carried.

Need to create a Charter for the new committee. Gary Schmidt will draft a charter for board approval by the June Board meeting. A call for volunteers to apply will be sent.

#4 Pet waste stations

The new station will be installed soon. It is ADA style! Need a Volunteer to supply it.

#5 Annual & Budget meetings: Voting Process?

Discussion: Voting on the Bylaws revision – pros and cons of having the Bylaw vote with the Annual meeting to save costs of two elections. A proposal for the Bylaw voting by mail is \$700-\$800+. Election Buddy will do the Annual meeting for \$1,850-\$2,000 and will not charge extra to add the Bylaw vote to that election.

A motion to combine the call for vote of the Bylaws to be included in the Annual meeting vote in October with Election Buddy.

Motion Seconded.

Discussion was open to Board and visitors:

Being no further discussion, the vote was taken:

Motion voted 5 in favor, 2 opposed. Motion carried.

#6 Bylaw Amendments: Voting Process and Timeline:

Already discussed in #5.

#7 Other:

1. The "NO SMOKING" signs have been installed in Hidden Canyon Park. Cost: approximately \$30.
2. The tree lights are out on the south side of Collegiate.
3. Follow up on replacing the Gorilla Hair mulch in flower beds at Union and Collegiate.

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

The Board meeting was reconvened.

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

A motion was made to refer a delinquent account to the attorney for collection. Seconded. The motion carried 6-0 in favor. Derek will forward the item to the attorney.

Meeting adjourned at 5:31 pm

Respectfully submitted

Nancy Bunker

Secretary

UPHOA Board of Directors