

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

June 10th, 2021

Due to COVID-19 guidelines, the Board of Director's meeting was held by telecommunication and called to order at 3:00 p.m. Present were as follows:

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

A Board meeting packet with all correspondence, finances, photographs, etc., was issued by email before the meeting.

Owner's Forum / Hearings:

A hearing was called for 1964 Quadrangle Court, considering a possible \$100.00 assessment fine and other enforcement actions for conducting work without prior ACC review/approval. The owner did respond by email but was not present. Discussion followed. A motion was made to impose the fine, which carried 6-0 in favor.

A hearing was called for 2622 Rockhurst Blvd., considering a possible \$300.00 (April, May, and June violations) assessment fine and other enforcement actions for trailer parking. The owners did respond by email but were not present. Discussion followed. A motion was made to impose a \$100.00 for June only, and the unit must be moved within 10-days, or a daily fine/per violation will be imposed. The motion carried 6-0 in favor.

Secretary's Report:

The May Board meeting minutes were approved.

Financial Report:

Mr. Hendershot presented the finance report. The Balance Sheet, the Income and Expense Comparative statement and the History of Checks reports were reviewed. A question-and-answer period followed.

The AGED Receivables report was reviewed.

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

The Top 10 list was reviewed.

The water usage spreadsheet was reviewed.

Committee Reports (ACC / Landscaping / Welcome):

Activity for the month was reviewed for ACC. Mr. Patterson was again thanked for his work in organizing and building the many improvement requests from our owners.

Inspections have begun for the Landscaping Committee.

Activity for the month was reviewed for the Welcome Committee.

Old / New Business:

Mr. Patterson was authorized to hire private security to patrol for the evening of July 4th.

A new member volunteered for the Wildfire Mitigation Committee.

The owners of 5495 Creighton Court responding to the Hearing notice and stated the rear yard structure was a temporary ice rink, which has now been removed. The Hearing was not conducted, and it was agreed to send this ice rink matter to the ACC for further review/discussion.

The monthly crime report maps were reviewed.

There being no further business, the meeting was adjourned at 3:51 p.m.



Derek Patterson
Property Manager