

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes Fire Station 14 – Community Meeting Room June 9, 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
Lloyd Nordhausen	Director at Large, WM Chair
Derek Patterson	Property Manager
Excused Absence: Jim Forman	Director at Large
Absent: Ray Hendershot	Treasurer

Owner's Forum / Hearings:

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

The hearing for 5430 Creighton Court was not conducted as the owners could not attend and requested the hearing be moved to a future meeting.

A hearing was called for 1952 Quadrangle 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 owners did respond in writing but were not present. Discussion followed. A motion was made to impose the \$100 fine, which carried 5-0 in favor.

Secretary's Report:

The May Board meeting minutes were approved.

Financial Report:

Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed.

The AGED Receivables report was reviewed (8 homes). Updates were provided on some of the more significant balances still owing.

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

The 2022 Top 10 list was reviewed.

The water usage spreadsheet was reviewed.

The updated SmartProperty Reserve reports were reviewed after being updated for the sidewalks.

A second solar light will be purchased for the round-a-bout on Rockhurst.

There was a discussion on hiring a musician for the summer picnic, but due to the cost, the request was denied.

Committee Reports (ACC / Landscaping / Welcome):

Activity for the month was reviewed for the ACC.

Mrs. Bunker reviewed the ACC review process from the original submittal to the owner, receiving official approval.

Activity for the month was noted for the Welcome Committee.

The Landscaping Committee began inspections on June 6th.

Old / New Business:

A letter from the owners of 4757 Julliard Drive was reviewed regarding concerns with neighboring pets being off leash outside the lot boundary.

Information regarding the Hidden Canyon budget and related maintenance items was deferred to the July meeting.

It was agreed to issue an email to all owners regarding the recent snowstorm damages stating those damages are the owner's responsibility and are not covered by the secondary dues.

The monthly crime report maps were reviewed.

It was noted with the recent change of the Extra Duty Police Patrols being managed by a third-party vendor versus the City, the individual insurance coverage amount for each officer could be a concern. Mr. Patterson will inquire with Extra Duty Solutions.

More bids are being sought for the turf grass removal project along the outer fence of Springs Canyon.

There was discussion on the Association's website email alert feature and if it should continue to be utilized or if the primary owner database should be used to ensure everyone is receiving alerts/notices. Since the website allows residents to sign up or opt out, Mr. Patterson will see if the owner database could be uploaded to the website, allowing anyone to unsubscribe but this would help reach more residents.

There being no further business, the meeting was adjourned at 4:33 p.m.



Derek Patterson
Property Manager