

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

Fire Station 14 (Vickers & Academy)

June 12, 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
Jon Scott	Director at Large
Gary Schmidt	Director at Large
Wilson Hitchings	Director at Large
Derek Patterson	Community Manager
Jim Forman	Treasurer / Absent-excused

9 visitors were present:

Michael Schaller – UCCS Polics Department
Tony Strayar – 1725 Seclusion Point – Resort Apartment tenant
Janet Butts – 4823 Stonehill – homeowner
Andrew Collins – 2223 Collegiate - homeowner
Linda Sauer - 2670 Rockhurst – homeowner
Karen Garrell – 2235 Conservatory Point
Keith Brown – 2282 Conservatory Point
James Harrell – 4770 Julliard – homeowner
Julie Seeger – 4764 Julliard - resident

President Lloyd Nordhausen briefly covered the ground rules for meetings.

OWNER’S FORUM / HEARINGS: There were no Hearings.

Mr. Tony Strayar - (1725 Seclusion Point – Resort Apartment tenant)

1. Tony explained that he had witnessed homeless people by the water tanks, saw drug exchanges, syringes in the city parking lot, trash bags, multiple propane bottles, drug bags on the ground, and tents/encampment. Tony would like UPHOA Board to take action to stop these activities and wanted the UPHOA Board to be aware.
2. Lieutenant Michael Schaller, UCCS police, discussed UCCS vs City property, how to contact UCCS when witnessing negative activities and how UCCS works with CSPD Hot Team.
3. Michael gave permission to share his contact information with the entire neighborhood. (See end of minutes).
4. Linda Sauer read a note from homeowner Bert Haugen – 2622 Rockhurst – about UCCS gate access versus pedestrian “hiking” access.
5. Linda Sauer spoke to Officer Corrado. Judy Walton will also contact Officer Corrado.

Linda Sauer - (2670 Rockhurst – owner)

1. Linda asked for details on how the Finance Committee is working, wants to see the Finance Committee charter (states it is not on UPHOA website), and wants details on the process to pay bills..
2. Linda states the 2025 UPHOA budget is on the RowCal website but not the UPHOA website.
3. Linda commented on weeds and rocks on the corner of Stonehill/Cornerstone streets.
4. Linda asked how informed the new landscapers (BrightView) are.
5. Linda asked about Mullen and Thistle noxious weeds.
6. A pothole on Collegiate was repaired on June 4 – after Linda reported it!!
7. The fiber guys painted locates on the sidewalks and street and tanks. Linda wants it removed. She is worried the locate paint marks will encourage tagging and graffiti.
8. Linda asked how the UPHOA Board is mitigating the parking on both sides of the street at 2373 Collegiate.

**Karen Gorrell – (2235 Conservatory Point – homeowner) and
Keith Brown – (2282 Conservatory Point – homeowner)**

Karen is the President of the Springs Canyon HOA. Karen brought to the UPHOA Board two issues:

1. There is damage to the wrought iron fence bricks (maybe the fiber guys). Karen wants UPHOA to fix the bricks and paint the wrought iron black. Springs Canyon believes the fence belongs to UP. UP believes the fence belongs to SC. Derek will look into.
2. Springs Canyon residents are upset with the issue of homeowner at 2383 Collegiate. Springs Canyon residents do not like the hot tub, trash, dead trees.
3. Also, thank you to – homeowner at 2383 Collegiate did remove the wheelbarrow and the kayak.

Keith:

1. stated he does not like the 2383 Collegiate hot tub and thinks the privacy wall is hideous and would rather see the hot tub.
2. Keith asked if Springs Canyon can secede from UPHOA.
3. Keith stated he was very upset, again this year, tried to come to the UPHOA Christmas party and “was turned down because he was too late with his RSVP”.

James Harrell - (4770 Julliard – homeowner)

James reported speeding on Rockhurst.

Linda Sauer - (2670 Rockhurst – owner)

Linda asked for time to discuss another issue: Lloyd granted her additional time. Linda stated this is the 4th year she has reported pine trees dying. 2 behind Bethany and 2 off South Rockhurst.

OFFICER REPORTS:

President’s Report:

Lloyd stated after several complaints about speeding, Todd Frisbee, Colorado Springs City Traffic Engineer, is working on speed humps. There will be a public meeting in July to explain the plan. Multiple humps on Collegiate and Rockhurst.

Vice-President’s Report:

None.

Secretary’s Report:

The May 8, 2025, Board meeting minutes were approved as submitted.

Treasurers - Financial Report:

Mr. Forman is excused absent. Because Jim was on vacation, he did forward a brief summary. Income is on track.

Expenses on track. Aging list will be reviewed in Executive Session.

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) is complete.
2. Garage sale event is July 17 & 18.
3. Nominating Committee – notice for volunteers went out.
4. Community picnic event is August 3.
5. Chipping event notices went out.
6. The Bluffs big, beautiful basin spring clean out is done and the report is done.
7. No water usage to report.

COMMITTEE REPORTS:

ACC: Nancy Bunker reported for the ACC – 13 approved requests, processed in May 2025.

Bylaw Committee : no committee report.

Clean up Committee: Judy Walton reported the cleanup was done June 3 date.

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

Finance & Budget Committee: no committee report.

Hidden Canyon Landscape Committee:

There are 17 lots that align to the “maintenance” easement. The HCLC committee recommended maintaining the fire mitigation standards. The UPHOA Board is sending a response back for a poll of the individual homeowners.

UPHOA Landscaping Committee: The list will be made and letters/emails sent next week.

Landscape Master Plan Committee: The Charter was completed and signed.

Gary Schmidt has four volunteers: Diane Mealy, Linda Sauer, Nancy Bunker and Janet Butts. A motion was made to appoint all committee members.

Motion seconded.

Discussion was open to the 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.

Gary stated LMPC will meet next week.

Nominating Committee: There are four volunteers: Stephane Atencio, Jan Saffir, Julie Seegar, Janet Butts.

A motion was made to appoint all committee members.

Motion seconded.

Discussion was open to the 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.

Wilson Hitchings – Board member at Large, was appointed to chair the Committee.

Pet Stations: Need a volunteer for the new station on Rockhurst near Villanova.

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: There were 3 new homes visited in May.

Wildfire Mitigation: Report from Lloyd Nordhausen, Chair: Workday was on June 3, 2025, to continue mitigation of the UPHOA Open Space north of Rockhurst and west of Anglo. Darrell Rogers, Sandy & Greg Pelton, Randy Geoghan and Lloyd Nordhausen participated.

They were assisted by Susan & Robert Lomenick from the Villas and Steve Edelman, Jim Walton, Rob

Wheatly, Harold Franson and Chuck Graham from the UPHOA Cleanup Committee. The Cleanup Committee not only covered their normal cleanup route but picked up trash in the open space and helped drag/carry slash to the edge of the street. A total of 22 piles of slash were generated. The extra help was very much appreciated.

OLD BUSINESS:

#1

Community members are upset with the small number of flowers planted in the beds. The invoice for flowers was discussed – the correct amount was planted.

#2

The spring newsletter will be out next week.

NEW BUSINESS:

#1 Lloyd and Nancy presented the Policy for Virtual Board meetings.

A motion to approve adopting the Policy for Conduct of Virtual Board Meetings.

Motion Seconded.

Discussion was open to the Board and visitors:

Being no further discussion, the vote was taken:

Motion voted unanimously in favor. Motion carried. Policy adopted.

Copies were handed out to the visitors.

#2 Wilson Hitchings was going to present information on the formation of the Communications Liaison Committee. Wilson asked to defer this topic until next month's board meeting as Jim Forman had emailed a few comments to Wilson. The Board agreed to defer. However, a lively discussion was had anyway. Janet Butts still maintains a list of streets that have and have not block captains for the Colorado Springs Police Department Neighborhood Watch program. She will forward a list to Derek.

#3 Nancy will address the Springs Canyon issue. Discuss with the homeowner of 2383 Collegiate and Karen Gorrell.

#4 Other:

1. The flowers have been planted in various flower beds. Many residents are happy with the plantings; however, some have complained there are not a many flowers as in years past.
2. **Still need a volunteer for the NEW dog poop station on Rockhurst near Villanova.**
3. Remember to report any crime to the Colorado Springs Police Department so it can be logged and CSPD can follow up.

*** The Board did not go into Executive Session ***

Meeting adjourned at 4:45 pm

Respectfully submitted

Nancy Bunker

Secretary

UPHOA Board of Directors



University of Colorado
Colorado Springs



Michael Schaller

Lieutenant

Case # _____

Police Department

1420 Austin Bluffs Parkway
Colorado Springs, CO 80918
www.uccs.edu/pusafety

719-255-3950 **Office**

719-210-3907 **Mobile**

719-255-3111 **Dispatch**

5338 **IBM**

mschalle@uccs.edu

Compliments or Complaints can be filed at:
police.uccs.edu/compliments-and-complaints or call 719-255-3924



Risk Management
Counseling Center
Parking Services
Health Services

719-255-3525
719-255-4444
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719-255-4444