

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

July 12, 2018

The meeting of the Board of Directors was called to order at 4:00 p.m. Present were:

Janice Harris	President
Judith Walton	Vice President
Teri Bergstrom	Secretary
Jim Furlong	Treasurer
Nancy Bunker	Director at Large
Jim Brown	Director at Large
Derek Patterson	Property Manager
Excused Absence: Ray Hendershot	Director at Large

Owner Forum / Hearings:

Questions were taken from the members present. There were no Hearings.

Secretary's Report:

The June meeting minutes were approved as submitted.

Financial Report:

Mr. Furlong presented the finance report. The Balance Sheet and the Income and Expense Comparative statements were reviewed. A question and answer period followed. The signature cards for First Bank and Waypoint Bank were completed.

The AGED Receivables report was reviewed. A June legal letter was reviewed for 4788 Stonehill Road.

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

The Top 10 list was reviewed.

The water usage spread sheet was reviewed.

The monthly crime report maps were reviewed.

Committee Reports (ACC / LC):

Activity for the month was reviewed.

Old / New Business:

A request was submitted for a trash can to be added to a City trailhead entry sign post. The City will be contacted.

Mrs. Bunker reviewed a draft response to the District 11 Real Property Offer to purchase vacant land. (9 bullet points) After suggestions, a draft will be emailed to the Board for final review prior to submitting it in the package. A copy of the real estate contract offer was reviewed with minor changes being made. The closing date was agreed to be 11-1-18 and the purchase price will remain at \$460,000.00. It was agreed that the President and Secretary will sign the offer.

There was discussion on the draft community response letter relating to the District 11 property (2112 Collegiate Drive - 9.91 acres) and the possible Special Assessment (S/A) if the offer is accepted. It was agreed that the S/A would not be billed to the members in the months of November or December and the commercial five lots would have six months to pay and all other members and Sub-Associations would have two months.

There was discussion on two recent invoices from Mr. Zendejas regarding the District 11 property purchase. Mr. Brown will meet with them in person to obtain more information and/or have an updated invoice submitted.

Mr. Patterson noted the total number of Limited Covenant Amendment ballots is 497, with the super-majority requirement [389] being met for all three amendments (A, B, C) with those votes being A – 408, B – 457 and C – 424).

There being no further business, the meeting was adjourned at 5:55 p.m.



Derek Patterson
Property Manager