

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

July 8th, 2021

The most current COVID-19 State-issued Public Health Order expired on July 1st, so the El Paso County Health Department guidelines, took over. It was noted that persons must still socially distance, wear masks if not vaccinated and persons should minimize in-person meetings if possible, so the meeting was held by telecommunication (Zoom) 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
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

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

Owner's Forum / Hearings:

There were no members present and no Hearings.

Secretary's Report:

The June 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. It was noted that \$50k was being transferred from the Chase Reserve account to the First Bank Reserve account to help pay for the new lighting project.

The AGED Receivables report was reviewed.

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

The Top 10 list was reviewed.

A bid for holiday lighting at two entries was reviewed. Work will continue on this project.

The water usage spreadsheet was reviewed.

Committee Reports (ACC / Landscaping / Welcome):

Activity for the month was reviewed for ACC.

Mrs. Bunker provided a list of minor updates to the Rules, which were unanimously approved.

The Landscaping Committee completed the June inspection [188 letters].

Activity for the month was reviewed for the Welcome Committee.

Old / New Business:

The owners of 4626 Julliard Drive submitted a request to be reimbursed \$289.38 for a plumbing bill related to their irrigation system having no water pressure. Two different plumbing contractors were at the home, and the second visit for the outside shut-off valve enabled the system to work (valve needs to be replaced). The owners didn't believe their interior PRV needed to be replaced and ULS paid for the second plumber. After further discussion, a motion was made to reimburse the owners, which carried 4-3 in favor.

There was a discussion on two owner complaints about missed trash/recycling service in June. GFL Operations was not aware of the problem but responded to service each home.

The owners of 1440 Rockhurst Blvd. submitted a letter providing updates on the home fire on April 25th.

It was noted the new lighting system at the Saxon entry was stolen. It was agreed to pursue a steel cage or find another means to secure the high-voltage transformers at each entrance and have the Saxon entry put back in operating order. The theft will be reported to the police.

A bid for installing holiday lighting at the UP Blvd. and Union entries were reviewed. Work will continue to gather more information, but the initial budget is \$15k.

The monthly crime report maps were reviewed.

Mr. Williams discussed the possibility of installing security cameras in the community and showed a camera that mounts to a streetlight pole. Discussion followed to include information on past projects similar in nature. No further action was taken.

There being no further business, the meeting was adjourned at 4:31 p.m.



Derek Patterson
Property Manager