

# *University Park Homeowners Association, Inc.*

## **Board of Directors Meeting Minutes Fire Station 14 – Community Meeting Room July 14, 2022**

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The meeting was held at Fire Station 14 and called to order at 3:00 PM.

Present were as follows:

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

### **Owner's Forum / Hearings:**

Mrs. Mealey was present to discuss concerns from the Landscaping Committee members regarding the Common Area Tracts, City owned Tracts and City Parks.

There were no Hearings.

### **Secretary's Report:**

The June Board meeting minutes were approved.

### **Financial Report:**

Mr. Hendershot and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed. A question-and-answer period followed.

The AGED Receivables report was reviewed.

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

The 2022 Project List was reviewed.

Bids were reviewed for removing turf grass outside Springs Canyon HOA and installing new rock from the street curb to the stone wall/fence. The \$9.2k bid was approved.

It was agreed to pursue a multi-year project of reducing the turf grass all along Collegiate Drive (east side).

A bid was reviewed for replacing two (2) broken street light globes at the UP Blvd. entry. A motion was made to approve the project, which carried 5-1 in favor. (Amerlux SRGG LED Luminaire series).

The water usage spreadsheet was reviewed.

The 2021 Audit engagement letter was signed.

**Committee Reports (ACC / Landscaping / Welcome / Wildfire Mitigation / Social):**

Activity for the month was reviewed for the ACC.

Activity for the month was noted for the Welcome Committee.

Activity for the month was noted for the Landscaping Committee (9-pages).

**Old / New Business:**

There was continued discussion on the Hidden Canyon Covenants, the requirements for landscape maintenance, and the owner's landscaping responsibilities, all related to work conducted on each lot (Exhibits B, Small and Large Lots). The current budget was reviewed. It was noted that about one-half of the homes have dying turf grass, and pricing for overseeding or new sod is substantial, and the budget can't fund it. It was agreed to host a meeting with the residents of Hidden Canyon to discuss further options in the future.

The monthly crime report maps were reviewed.

Mr. Patterson reviewed several pages of recommended Association Policy updates to comply with the recent approval of House Bill 22-1137. The Association's law firm can update the three primary policies. Discussion followed. A motion was made to approve updating the policies, which carried 6-0 in favor.

The Board voted to go into Executive Session to discuss Z&R's contract renewal. The session began at 4:30 PM and ended at 4:34 PM.

The Board reconvened the meeting, and a motion was made to approve the updated contract. The motion carried 6-0 in favor.

There being no further business, the meeting was adjourned at 4:35 PM.



Derek Patterson  
Property Manager