

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

3720 Sinton Road, Suite 200

July 13, 2023

The meeting was held in person at RowCal's office and was called to order at 3:00 PM.

Present were as follows:

Lloyd Nordhausen	President
Nancy Bunker	Secretary
Jim Forman	Treasurer
Janet Butts	Director at Large
Ray Hendershot	Director at Large
Judy Walton	Director at Large
Derek Patterson	Property Manager

Excused Absence: John Smith

Vice President

* No residents were present

Owner's Forum / Hearings:

There were no Hearings and no members were present.

Secretary's Report:

The June meeting minutes were approved as amended.

Financial Report:

Mr. Forman and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed for June 30th. It was noted that the reports need additional adjustments. A question-and-answer period followed. Mr. Forman noted he and Mr. Nordhausen had a meeting with Mr. Stephenson, RC Director of Management and accounting staff on June 22nd to review and update the April and May transition finances.

The AGED Receivables report was reviewed. It was agreed to remove \$0.70 to adjust a previously approved late fee and interest removal request.

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

The 2023-2024 Project List was reviewed.

The CF (cubic feet) numbers were found on the new website, but some meters appear excessive compared to previous months, but the price for water is generally the same. It's suspected there is an error with the CF reporting on the website.

The security patrol schedule and pricing were reviewed. A motion was made to remove one patrol each week for the remainder of the year, which carried 6-0 in favor.

There was discussion on the native mowing locations throughout the community and schedule, noting the current budgeted schedule was up to three mowing's for the season and two have been completed. Mr. Patterson reviewed the native areas on a map and two new areas to be included that are City parcels.

Discussion followed. It was agreed to add the two new areas and what is called Tract B (trailhead parking lot – half of it) will be mowed twice a month. All other native areas will be mowed on the first week of each month going forward (July native mowing will be conducted, then begin again for August 1st).

Committee Reports:

Activity for the month was reviewed for the **ACC**.

Mrs. Bunker handed out a proposed update to the Rules for Hidden Canyon garage doors (Section E). A motion was made to approve the update which carried 6-0 in favor.

Mrs. Bunker reviewed what changes are needed to comply with SB 23-178 and the plan samples for xeriscaping and suggested plant materials. A motion was made to approve the changes which carried 6-0 in favor.

Activity for the month was reviewed for the **Landscaping Committee**.

Numerous notices were issued (10 pages). Reinspection will be done the week of July 17th.

Activity for the month was reviewed for the **Welcome Committee**.

Mrs. Butts reviewed a handout at the meeting.

The monthly crime report maps were reviewed.

Mr. Forman reviewed information from the **Hidden Canyon Landscaping Committee**.

A reminder notice for paying the 3rd quarter dues was issued and work is continuing on the Covenant Amendment.

Mr. Patterson reviewed information for **The Bluffs** – Detention Basin.

The basin will be native mowed in August.

Old / New Business:

Mr. Forman reviewed a handout for the Hidden Canyon Park, noting suggestions for rejuvenation and improvements (5 items) and less urgent recommendations. The Board gave input for suggested improvements. Mr. Patterson will have some of the smaller maintenance items completed now and obtain a bid for the larger projects.

Mr. Patterson updated the Board that no fees will be imposed for the new RowCal Service Addendum released on June 2nd for the Covenant Enforcement Services sections. Mr. Patterson is working to have something more formal submitted to finalize this agreement.

There being no further business, the meeting was adjourned at 5:20 PM.



Derek Patterson
Property Manager