

University Park Homeowners Association, Inc.

Board of Directors – Board of Directors

Meeting Minutes

Fire Station #14 (Vickers & Academy)

July 10, 2025

The meeting was held in person at the Fire Station and was called to order at 3:00 PM. Present were as follows:

Lloyd Nordhausen	President
Judy Walton	Vice President
Nancy Bunker	Secretary
Jim Forman	Treasurer
Jon Scott	Director at Large
Gary Schmidt	Director at Large
Wilson Hitchings	Director at Large
Derek Patterson	Community Manager

3 visitors were present:

Linda Sauer - 2670 Rockhurst – homeowner

Stephane & Lisa Atencio – 4757 Julliard - homeowner

President Lloyd Nordhausen presented ground rules for meeting discussion. The Owners Forum allows for one homeowner per address to present an issue for 3 minutes. After the owner's forum, the residents must be respectful, not interrupt the meeting and not speak out of order. The owners may speak if a motion is made – after the Board's discussion period. No recording of the meeting except for the use to prepare the minutes.

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

Linda Sauer - (2670 Rockhurst – owner)

1. Linda gave a compliment to BrightView for doing a good job with the landscape.
2. Linda asked who is responsible for corners and islands maintenance?
3. Lights are down at Stonehill & Rockhurst.

Lisa Atencio - (4757 Julliard – homeowner)

1. Lisa reported that the Hidden Canyon landscapers are not picking up grass or blowing it in her yard.
2. Lisa complained that her neighbor has weeds and tree starters.

Linda Sauer - (2670 Rockhurst – owner)

Linda asked for extra time for another issue: Lloyd granted her additional time. Linda said there was the weed Mullein in the open space between Hidden Canyon and the apartments.

OFFICER REPORTS:

President's Report:

Lloyd received a note from Linda Sauer that the UCCS property is scheduled for clean-up on July 17.

Vice-President's Report:

None.

Secretary's Report:

The June 12, 2025, Board meeting minutes were approved as submitted.

Treasurers - Financial Report: Jim reported:

1. The water bill YTD is \$15,000 under budget and the operating account is \$27,000 under budget.
2. The Reserve is at 50% of 2025 budgeted contributions due to monthly deposits.
3. The Audit Report is included in the board packet. It was a clean audit with no qualifications.
4. Two of the Reserve CD's rolled over and were renewed for an average of 4.25%
5. In response to an owner's forum question at the June meeting, the Finance Committee Charter is posted on the UPHOA public website. So is the budget. Recommended the budget be removed from the public website. The budget is also posted on the UPHOA-RowCal website, accessible only by homeowners and is not public.

MANAGERS REPORT: Mr. Derek Patterson, Community Manager presented
The 2025 Project List was reviewed.

1. Garage sale signs will go up on Monday or Tuesday. Derek will put them up and take them down.
2. Regarding the streetscape between Springs Canyon HOA and Collegiate Drive (the low stone wall with wrought iron that defines the edge of Collegiate Drive) it was determined after reading notes on the plat map that the Master HOA (UPHOA) could maintain the wall; and it was agreed the Master will. Derek will issue a work order the broken stones and put the fence on the Project List for future painting. Derek will notify Karen Gorrell the President of Springs Canyon HOA of the information.
3. The water usage report was discussed. Usage is down due to rain.

COMMITTEE REPORTS:

ACC: Nancy Bunker reported for the ACC

1. 12 approved requests, processed in June 2025.
2. Nancy reminded that no one outside of the ACC committee can approve, agree, or accept ACC requests.
3. Nancy showed a copy of the Colorado Springs Fire Department "Ignition Resistant Construction Design Manual." This manual is posted on the UPHOA website under the ACC committee tab. It is not CSFD fire mitigation "Prepare for Wildfire" booklet. There is a great deal of information about building materials that meet the CSFD building permit approval requirements.
4. Nancy is working on a project to update the usage of dumpsters/pods/potty's.

Bylaw Committee: no committee report.

Clean up Committee: no committee report.

CSPD: No officer reports this month.

Finance & Budget Committee: Jim Forman reported

1. Committee minutes in the Board packet.
2. There are 2 uncleared checks more than 12 months old. Derek will investigate.
3. The Committee added supplemental language for the draft Collection Policy – see New Business.

Hidden Canyon Landscape Committee:

1. The survey is out to the 17 lots that align to the "maintenance" easement.
2. Derek is getting another bid to remove some dead trees in the Hidden Canyon Park area.
3. Homeowner Stephane Atencio asked about the UPHOA spending money on any item of City Property and strongly objected to any City property expense to be paid by UPHOA and asked where in the budget is an expense for a City asset.

UPHOA Landscaping Committee: Reports were included in Board packet.

Landscape Master Plan Committee: Gary Schmidt reported the committee is visiting the common areas. Gary discussed how to roll out the recommended Master Plan.

Nominating Committee: Wilson Hitching reported

1. Wilson submitted timelines and important dates, recommendations, and Committee minutes
 2. The Committee requested to have the League of Women Voters (LWV) conduct the Candidate Forum.
- Discussion on conflict of LWV conflict of interest. A motion was made to hire the League of Women Voters (with a \$250 “donation”) to conduct the Candidate Forum. Motion seconded. Discussion was open to the Board and visitors: Being no further discussion, the vote was taken: Motion voted 6 in favor with one Board member abstaining from voting. Motion carried.

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

Safety & Security: No officer reports.

Social Event Committee:

The UPHOA picnic is August 3rd from 5pm – 7pm. 90 homeowners have signed up as of today.

Welcome Committee: There was one new home visited in June.

Wildfire Mitigation: no committee report.

OLD BUSINESS:

#1 The Annual Audit is done. The Finance Committee is reviewing it and will report back with any comments or concerns.

#2 Derek reviewed the response from the UPHOA attorney regarding the Electronic voting questions still pending. A motion was made to adopt the Election Buddy process for Annual Meeting pre-voting, using the Election Buddy contract. Election candidate and proposition information will be mailed on a postcard and email the same information. Post cards and email will contain a secure link for homeowners to use to vote. Anyone without the internet may request a mail-in ballot. The voting period will be 30 days minimum prior to election, with the election closing 2 days prior to the Annual Meeting. Motion seconded. Discussion was open to the Board and visitors.

- Current bylaws will need to be amended to allow for electronic voting and remove voting “at the meeting”
- How quorum is filled at meetings is a question for our attorney.
- Derek/Lloyd will seek an opinion from HOA attorney.

The motion was tabled by unanimous agreement.

#2 The Springs Canyon fence – see Managers Report.

#3 Paint Removal of streets. The paint from the fiber dig project is not fading. Hold the issue until next Board meeting.

#4 Several complaints regarding parking along both sides of the street on Collegiate. This is a city street. Please report to GoCOS.

NEW BUSINESS:

#1 Jim Forman presented an amendment to the draft Collection Policy that was on the New Business agenda, from the Finance Committee.

A motion to approve the new draft collection policy with amendment was made.

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 with the amendment was adopted.

Will be posted to the UPHOA website.

#2 Wilson Hitchings is awaiting information regarding the formation of the Communications Liaison Committee.

Wilson asked to defer this topic until next month's board meeting.

*** It was noted that the Board would go into an Executive Session to discuss the Accounts Receivable report and legal correspondence on delinquent accounts.

Meeting adjourned at 5:01 pm

Nancy Bunker

Secretary

UPHOA Board of Directors