

# *University Park Homeowners Association, Inc.*

## **Board of Directors Meeting Minutes**

**July 8<sup>th</sup>, 2021**

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The El Paso County Health Department COVID-19 guidelines for businesses with inside meetings provide persons must socially distance, wear masks if not vaccinated, and any in-person meetings should be minimized 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

Before the meeting, a board meeting packet with all correspondence, finances, photographs, etc., was issued by email.

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

There were no members present.

A hearing was called for 5430 Creighton Court, considering a possible \$500.00 assessment fine and other enforcement actions for failing to respond to requests for a status update on completing work for a new deck (April 13, May 12, and June 16, 2021). A notice for a Hearing was issued in July. The owners responded on August 10, 2021, noting the post wraps have been on backorder and a letter from the contractor verified that. The owner was present. Discussion followed. A motion was made to place the fine in abeyance for 60-days and see if the materials arrive, which carried 7-0 in favor.

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

The July 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.

The AGED Receivables report was reviewed.

The 2020 Audit is being finalized.

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

The Top 10 list was reviewed.

Options for year-round tree lighting at different entry points will be investigated. The pricing for holiday lighting to be put up and taken down seasonally is too costly (\$12k-\$15k).

The lighting updating project is continuing and should be completed later this month. Options for possible security cages for the transformers are being investigated.

There is a large dead tree on City property that borders Cornerstone Drive (the bridge area, north side). It was agreed to pursue pruning/rejuvenating the tree not to exceed \$500.00.

There was a discussion on ongoing service issues with GFL, the trash provider. Bids are being sought, and details from one vendor were reviewed. More information is being sought.

The water usage spreadsheet was reviewed.

It was noted the Stormwater Enterprise fees will increase over the next 2-years, the budget will be adjusted accordingly.

**Committee Reports (ACC / Landscaping / Welcome):**

Activity for the month was reviewed for ACC.

The Landscaping Committee report was reviewed.

The Welcome Committee reviewed activity for the month.

**Old / New Business:**

A police report was filed for the theft of the new lighting equipment at the Saxon entry (Case #21-85424).

The owners of 2145 Concordia Drive responded to a violation notice regarding loud noise and disturbances (July 2, 2021). It was noted there have been no new violations reported since the letter was issued.

The monthly crime report maps were reviewed.

There was a water main line break on Concordia Drive which resulted in excessive water flowing down the walking path into the Hidden Canyon Park, resulting in damage to the concrete and debris flow/erosion. CSU will be contacted regarding restoration and repairs.

Mrs. Walton updated the Board on the success of the community picnic event this past weekend.

Mr. Smith and Mrs. Butts stated they would run for another term at this year's Annual meeting.

There being no further business, the meeting was adjourned at 4:39 p.m.



Derek Patterson  
Property Manager