

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes Fire Station 14 – Community Meeting Room August 11, 2022

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
Janet Butts	Director at Large, WC Chair
Lloyd Nordhausen	Director at Large, WM Chair
Derek Patterson	Property Manager
Via Zoom: John Smith	Vice President
Ray Hendershot	Treasurer
Excused Absence: Jim Forman	Director at Large

Owner's Forum / Hearings:

A hearing was called for 5430 Creighton Court, considering a possible \$500.00 in assessment fines and other enforcement actions for failing to install deck support post wraps on all posts. This Hearing was postponed from previous dates. The owner was present by Zoom and would not provide a current status only stating there were other deck support posts in the community that are 4"x4" which the ACC recently approved; citing if they are allowed why is he being asked to wrap his posts to meet the 8"x8" rule for this Filing. He further stated the ACC was in violation of two CCIOA laws. The Hearing was tabled until the Board can review a letter which the owner (list of these homes) had previously submitted to the ACC and also obtain legal counsel if necessary.

A hearing was called for 2149 Stanbridge Court, considering a possible \$100.00 assessment fine and other enforcement actions for failing to submit an ACC request and receive approval before beginning work. The owner was present and also submitted a prior written reply. Discussion followed. A motion was made to impose the \$100 fine which carried 4-0 in favor.

Mr. Smith and Mr. Hendershot joined the meeting.

Secretary's Report:

The previous month's 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.

The owners of 4825 Diablo Valley Court inquired about obtaining proof of mailing for numerous violation notices issued last year (October to January). Mr. Patterson reviewed all four (4) notices and their associated certified return receipt numbers and signature information from the USPS. (8-pages) The owners since receiving this information noted the signatures were not theirs.

The draft 2023 Budget was reviewed which showed an initial surplus of \$1,460.00 for the year. A question-and-answer period followed after reviewing each line item and a discussion point list. It was agreed to add \$1k for the Welcome Committee booklet printing and to review all of the yearly Committee budgets (Community Events) at the next meeting.

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

The 2022-2023 Project List was reviewed.

Mr. Patterson will inquire into pricing to develop professional landscaping plans for the multi-year project for Collegiate Drive.

Mr. Nordhausen and Mr. Patterson have been working with the Fire Department Mitigation Office to inquire if the Association could be considered for a matching fund grant project for two (2) Association Tracts. A meeting is set for next week to inspect the two areas.

The water usage spreadsheet was reviewed.

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

Activity for the month was reviewed for the ACC. It was agreed to have the ACC review any major landscaping rejuvenation requests outside of The Bluffs which they are doing now.

Activity for the month was noted for the Welcome Committee.

Activity for the month was noted for the Landscaping Committee (13-pages).

Old / New Business:

A draft fall newsletter was reviewed with changes being noted.

Mr. Patterson briefed the Board on another recent house bill that passed, 1138 which removes an Association's ability to enforce any rules on a City street (right of way). Updates to the Rules will be incorporated with the HB 22-1137 all as one project.

The owners of 4757 Julliard Drive submitted a letter regarding issues with pet signage and neighboring residents and pet no leash violations. It was agreed that Mrs. Walton and Mr. Nordhausen will meet with the owners in person to discuss their issues.

The removal of broken tree limbs in the trees on Collegiate Drive were completed.

The monthly crime report maps were reviewed.

Mr. Patterson reviewed a request from 2113 Park College Drive regarding a high than normal water bill (\$431.35), associated with a broken controller part. More investigation is needed.

Mr. Patterson has booked the church for the Annual Meeting for October 13, 2022.

Mr. Hendershot, Mrs. Bunker, and Mr. Nordhausen all have expiring terms at this year's meeting; all three agreed to run for another term.

It was noted that UP 18 – The Bluffs will soon be ready for an inspection to turn over the four Common Area Tracts to the Association.

There being no further business, the meeting was adjourned at 5:00 PM.



Derek Patterson
Property Manager