

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

September 13, 2018

The meeting of the Board of Directors was called to order at 4:00 p.m. Present were:

Judith Walton	Vice President
Teri Bergstrom	Secretary
Jim Furlong	Treasurer
Nancy Bunker	Director at Large
Jim Brown	Director at Large
Ray Hendershot	Director at Large
Derek Patterson	Property Manager
Excused Absence: Janice Harris	President

Owner's Forum:

A resident was present to discuss a possible home business concern with reported parking violations, parking in the fire lane, employees parking in the street, clients visiting the home, excessive deliveries and trash being left out. Photographs and documentation were reviewed. The owner responded in writing stating the residents were not operating a home business, they had no employees and they would park correctly. More information will be sought to verify if there is a home business.

A resident was present to discuss the recent letter regarding the Association submitting an offer for the School District 11 (D11) property. He inquired to see the legal bills which will be provided once they are finalized.

Mr. Brown representing the owners of 1610 Colgate discussed a request to remove the turf in the landscaping easement along Rockhurst Blvd. that is irrigated and mowed by the Association. There is no reference to this easement for ownership or maintenance in the original Plat. The request was approved. The other three adjacent "non-easement" areas which are also irrigated will be discussed with each lot owner to convert these areas to mulch or rock, matching what they have on their lot.

Mr. Patterson provided an update for a Hearing last month where the owner is correcting the violation and has a contractor in place for weeds next season.

There was discussion on the reconstruction status of 4825 Diablo Valley Court as a roll-off container has been in the driveway for a reported two months. The owner has responded and is working to have the project completed. A firm date will be sought. A draft Rule will be created which addresses the use of storage pods, roll-off dumpsters, etc.

Hearings:

A hearing was called for 1972 Quadrangle Court with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for a landscaping violation. The owner was not present. The side yard Aspen tree was substantially pruned with only one lead branch remaining (photographs). Discussion followed. It was agreed that no fine would be imposed, and the tree is ok to remain as is. The motion carried 6-0.

A hearing was called for 2045 Rockhurst Blvd. with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remedy weeds in the turf. The owner was not present and current photographs were reviewed. Discussion followed. It was agreed to impose the initial fine and provide a final 10-day compliance date. If the matter is corrected, no fine will be imposed and if not, a new \$100/day fine will continue until such time compliance is met. The motion carried 4-2.

A hearing was called for 1935 Dennison Court with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remedy a landscaping violation. The owner was not present and current photographs of two front yard dead Aspen trees were reviewed. Discussion followed. It was agreed to impose the initial fine and provide a final 10-day compliance date. If the matter is corrected, no further fines will be imposed and if not, a new \$100/day fine will continue until such time compliance is met. The motion carried 6-0.

A hearing was called for 4992 Mt. Union Court with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remedy weeds in the rock beds, exposed weed fabric and exposed irrigation lines. The owner was not present and current photographs were reviewed. Discussion followed. It was agreed to impose the initial fine and provide a final 10-day compliance date. If the matter is corrected, no further fines will be imposed and if not, a new \$100/day fine per violation will continue until such time compliance is met. The motion carried 5-0 with 1 abstention.

A hearing was called for 5495 Creighton Court with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remedy weeds in the rock bed along the driveway. The owner was not present and current photographs were reviewed. Discussion followed. It was agreed to impose the initial fine and provide a final 10-day compliance date. If the matter is corrected, no further fines will be imposed and if not, a new \$100/day fine will continue until such time compliance is met. The motion carried 6-0.

A hearing was called for 2263 Collegiate Drive with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remove dead Aspen trees near the street. The owner was not present and current photographs were reviewed. Discussion followed. It was agreed to impose the initial fine and provide a final 10-day compliance date. If the matter is corrected, no further fines will be imposed and if not, a new \$100/day fine will continue until such time compliance is met. The motion carried 6-0.

A hearing was called for 2270 Mankato Court with the consideration of an initial \$100.00 fine, possible daily fines and other enforcement actions for failing to remove three dead Aspen trees near the home. The owner was not present and current photographs were reviewed. Discussion followed. It was agreed to impose the initial fine and provide a final 10-day compliance date. If the matter is corrected, no further fines will be imposed and if not, a new \$100/day fine per violation will continue until such time compliance is met. The motion carried 6-0.

Secretary's Report:

The August meeting minutes were approved as submitted.

Action Taken Without a Meeting:

An email vote was taken to update the assessment fine amounts for the Limited Covenant Amendment per legal advice. The vote passed 7-0 in favor. A post card will be issued.

Financial Report:

Mr. Furlong presented the finance report. The Balance Sheet and the Income and Expense Comparative statements were reviewed. Projected year-end numbers were provided. A question and answer period followed.

The AGED Receivables report was reviewed.

There was continued discussion on the updated legal invoices relating to the purchase of the D11 property. Mr. Patterson and Mr. Furlong will prepare a written response to the firm once the updated invoices are received.

Mr. Patterson reviewed a new Collection Process “tool” where the Association could report delinquency accounts to credit reporting agencies. Information was reviewed. After discussion, it was agreed to opt-out of the service.

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

The Top 10 list was reviewed.

The water usage spread sheet was reviewed.

The draft 2019 Budget was reviewed which provided for a \$13,530 shortage with the dues at \$375/year. Each line item was reviewed. Discussion followed. It was agreed to get an updated Reserve Study and inquire if they can show the report at a 100% funding rate, where the Association was at 194% funded at the last study date. A motion was made to reduce Reserve Funding to balance the budget where the dues will remain at \$375. The motion carried 5-0 with 1 abstention.

The Bestway Disposal renewal contract was reviewed, noting the price change increase of \$0.30 per home for recycling only. It was agreed to continue using Bestway for the master account.

Committee Reports (ACC / LC):

Activity for the month was reviewed [5 pages].

Old / New Business:

A photograph of bright blue tree stake tape was reviewed to see if it is an acceptable product and color. The tape is fine to remain in place.

The 2018-2019 snow removal contract for Unlimited Landscape Services was reviewed and approved as submitted.

The monthly crime report maps were reviewed.

There was discussion on the Annual meeting and it was noted that Mrs. Harris will not be running for another term and Mr. Furlong is undecided. All normal activities will take place for this year’s meeting.

An article from the Gazette stated the Association was not successful in obtaining the property. Once the property closes, the Association will reach out to the new owners to inquire into what will be built and if they have an interest in being annexed into the Association.

A motion was made to purchase six more solar lights for the stone pillars on Cornerstone Drive, so each pillar has a light. Discussion followed. The motion carried 4-0 with 1 abstention and 1 no vote.

It was agreed to install two new signs for the City land adjacent to the Hidden Canyon Park (the walking path in the Scrub Oak at the end of Concordia) that states you are leaving/entering HOA property. The sidewalk/drainage installed by Classic Homes is failing and the drainage area was not meant to have a concrete walkway in this area.

An owner submitted a request to continue running a home business, noting the type of business, all activities, there are no signs, no noise or evidence of a business and any client parking is done in the driveway. A motion was made to approve the request which carried 6-0.

An owner submitted a request to keep eight (8) Airbnb bookings at their home stating the events were booked prior to the August adoption of the Covenant Amendment. They further noted the home is no longer for use on Airbnb. As of the date of the Board meeting, three of the bookings already occurred. Discussion followed. A motion was made to call for a Hearing in October with the consideration of a \$1,000.00 fine and the October, May and June 2018 events and the May 2020 event be denied. The motion carried 5-0 with 1 abstention.

There being no further business, the meeting was adjourned at 6:26 p.m.



Derek Patterson
Property Manager