

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

September 9, 2021

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 1425 Rockhurst Blvd., considering a possible \$100.00 assessment fine and other enforcement actions for failing to respond to landscaping violations. The owners did not respond, and recent photographs were reviewed. Discussion followed. A motion was made to place the fine in abeyance and provide for a new 2-week compliance date. If compliance is met, no further action will be taken, and if no compliance is met, a new \$100.00 per day fine will be imposed until such time compliance is met. The motion carried 6-0 in favor with 1 abstention.

A hearing was called for 2045 Rockhurst Blvd., considering a possible \$100.00 assessment fine and other enforcement actions for failing to respond to landscaping violations. The owners did not respond, and recent photographs were reviewed. Discussion followed. A motion was made to place the fine in abeyance and provide for a new 2-week compliance date. If compliance is met, no further action will be taken, and if no compliance is met, a new \$100.00 per day fine will be imposed until such time compliance is met. The motion carried 7-0 in favor.

A hearing was called for 2235 Rockhurst Blvd., considering a possible \$100.00 assessment fine and other enforcement actions for failing to respond to landscaping violations. The owners responded that the work should be completed this coming weekend, and recent photographs were reviewed. Discussion followed. A motion was made to place the fine in abeyance and provide for a new 2-week compliance date. If compliance is met, no further action will be taken, and if no compliance is met, a new \$100.00 per day fine will be imposed until such time compliance is met. The motion carried 7-0 in favor.

A hearing was called for 4695 Seton Hall, 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 owners did respond and did receive approval after being notified. Discussion followed. A motion was made to impose the fine, which carried 7-0 in favor.

A hearing was called for 4875 St. Augustine, 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 did respond and did receive approval after being notified. Discussion followed. A motion was made to impose the fine, which carried 7-0 in favor.

Secretary's Report:

The August 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.

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

The Top 10 list was reviewed.

The LED ground lighting updating is continuing and should be completed soon.

The water usage spreadsheet was reviewed.

There was a discussion about broken and deteriorating sidewalks on the west border of The Villas at University Park HOA (Wittenberg side). This concern was previously brought to the HOA's attention, and they believed the sidewalk did not belong to them, even after being informed that it was their property. It was unanimously agreed to issue a new letter and call for a Hearing if they don't replace the sections.

Committee Reports (ACC / Landscaping / Welcome):

Activity for the month was reviewed for the ACC.

The Landscaping Committee report was reviewed.

The Welcome Committee reviewed activity for the month.

Old / New Business:

The draft 2022 Budget was reviewed, showing a shortage of \$19,429.00, with a Reserve Funding rate of \$30k, up from the current \$5,600.00. Numerous operating line items were reviewed, and it was agreed that a Contingency line item needs to be included at \$12k. A primary topic of discussion was the Reserve funding (a 9-year funding history was reviewed), and the new SmartProperty Reserve software was discussed. Discussion followed. A motion was made to increase the dues to \$410.00 per year, which carried 6-1 in favor.

Additional information was reviewed regarding current and new trash contractors. Letters of reference were reviewed. It was noted there continue to be delayed service events with GFL, which is a concern. After discussion, a motion was made not to renew the current contract with GFL and begin new service with Carefree Disposal, January 1. The motion carried 7-0 in favor.

The monthly crime report maps were reviewed.

Mr. Williams stated that he will be moving at the end of the year and will resign at the Annual meeting. The Board will appoint his vacated term, which expires in 2023.

DrillTech is doing a new underground boring project along Rockhurst Blvd. The City representative has been contacted with concerns about last year's damage events. It was noted this work is to install new Verizon cellular service pedestals in the public right of way along Rockhurst.

There was discussion on the upcoming Annual Meeting, and it was agreed to move the date to November 18th, and there will be no food at the meeting. The November Board meeting will be on November 9, 2021.

There being no further business, the meeting was adjourned at 5:07 p.m.



Derek Patterson
Property Manager