

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes Fire Station 14 – Community Meeting Room September 8, 2022

The meeting was held at Fire Station 14 and called to order at 3:00 PM.

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
Jim Forman	Director at Large
Lloyd Nordhausen	Director at Large, WM Chair
Derek Patterson	Property Manager

Owner's Forum / Hearings:

A resident expressed concern for fire department equipment access on Bowling Green Lane. It was noted one side of the street is marked with fire lane signs.

A resident reported he received a violation letter for mowing along the street. He believes the section of land is a common area as it has a separate irrigation system. Mr. Patterson will investigate.

A continuation hearing was held for 5430 Creighton Court, considering a possible \$500.00 in assessment fines for failing to install deck support post wraps. This Hearing was postponed from last month. The owner was asked what specific laws he believed were violated by the ACC, and there was no reply. The list of homes that were thought to have had new decks completed recently with 4"x4" support posts in violation of the Rules was reviewed, and no decks were recently completed in the last 18 months (verifying permits with PPRBD). After discussion, a motion was made to impose the fine as stated initially, which carried 7-0 in favor.

A hearing was called for 1965 Dennison Court, considering a possible \$100.00 assessment fine and other enforcement actions for failing to correct four landscaping violations. The owner was not present, and photographs were reviewed. Discussion followed. A motion was made to impose a \$100 fine which carried 7-0 in favor.

A hearing was called for 1997 Quadrangle Court, considering a possible \$100.00 assessment fine and other enforcement actions for failing to correct six landscaping violations. The owner was not present, and photographs were reviewed. Discussion followed. The neighbors submitted a letter stating they have corrected the items as the home is for sale and scheduled to close on the 15th. A motion was made not to impose any fines, which carried 7-0 in favor.

A hearing was called for 2045 Rockhurst Blvd., considering a possible \$100.00 assessment fine and other enforcement actions for failing to correct three landscaping violations. The owner was not present but did submit a written reply, and photographs were reviewed. Discussion followed. It was noted the front yard has been mowed and is a hybrid turf/native area, and the pinecones were removed. A motion was made to place the fine in abeyance and to check the yard after the October 2nd compliance date. The motion carried 7-0 in favor.

A hearing was called for 2622 Rockhurst Blvd., considering a possible \$100.00 assessment fine and other enforcement actions for failing to correct three landscaping violations. The owner was not present, and photographs were reviewed. Discussion followed. A motion was made to impose a \$100 fine which carried 7-0 in favor.

A hearing was called for 4788 Stonehill Court, considering a possible \$100.00 assessment fine and other enforcement actions for failing to correct five landscaping violations. The owner was not present, and photographs were reviewed. Discussion followed. A motion was made to impose a \$100 fine which carried 7-0 in favor.

Secretary's Report:

The previous month's Board meeting minutes were approved with one correction.

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 second draft of the 2023 Budget was reviewed, which was balanced, but the Hidden Canyon budget showed a shortage of \$1,716.00 for the year. A question-and-answer period followed, and Mr. Foreman briefed the Board on the results of the Hidden Canyon resident meeting to discuss budget line-item services. It was agreed not to renew the contract with Waste Management for 2023. The Community Events line item was discussed, and it was agreed to change the funding levels for different events. After all, changes were noted, the budget was balanced, and the Hidden Canyon budget will require a \$15.00 per month increase (which includes changing the trash vendor) to balance. A motion was made to approve the budget, which carried 7-0 in favor.

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

The 2022-2023 Project List was reviewed.

A second onsite meeting is scheduled for Friday to review the two possible mitigation projects.

The water usage spreadsheet was reviewed.

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

Activity for the month was reviewed for the ACC.

Activity for the month was noted for the Landscaping Committee (11-pages).

Old / New Business:

Mr. Patterson briefed the Board on the water reimbursement request of \$431.35 from 2113 Park College Drive, relating to a broken irrigation controller. ULS provided information regarding the controller and repairs. After discussion, a motion was made to deny the owner's reimbursement request, which carried 6-1 in favor.

The monthly crime report maps were reviewed.

The insurance certificate for the CSPD Extra Duty patrols was reviewed.

Two more volunteers have submitted a Board member application for this year's Annual Meeting.

Mr. Patterson discussed a recent meeting with the owner of 4728 Julliard Drive regarding different landscaping requests. Mr. Foreman will take over the request and work with the owner directly.

Mr. Allyn Brown with UP 18 stated he is ready to inspect the four Common Tracts in The Bluffs to turn them over to the HOA. Mr. Patterson is awaiting a price from an engineering firm to inspect the drainage basin.

There will be no food at the Annual Meeting so the start time will be moved to 5 PM. Volunteer appreciation gift certificates will be \$50 for Chairs and \$30 for members. Fifteen gift certificates for \$25 each will be purchased for door prizes.

There being no further business, the meeting was adjourned at 5:23 PM.



Derek Patterson
Property Manager