

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

3720 Sinton Road, Suite 200

September 14th, 2023

The meeting was held in person at RowCal's office and was called to order at 3:00 PM.

Present were as follows:

Lloyd Nordhausen	President
John Smith	Vice President
Nancy Bunker	Secretary
Janet Butts	Director at Large
Ray Hendershot	Director at Large
Judy Walton	Director at Large
Derek Patterson	Property Manager
Excused Absence: Jim Forman	Treasurer

Owner's Forum / Hearings:

There were no Hearings. The owner of 2611 Rockhurst Blvd. submitted a letter prior to the meeting and read it to the Board. The Board responded to her questions. The owner of 2670 Rockhurst Blvd. submitted an email dated 9-13-23 with different questions and suggestions, and a request was submitted to consider replacing the mulch at Tract A with a matching rock. A bid will be sought.

Secretary's Report:

The August meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed for August 31st. Total Cash is \$209,911.24; the HC Savings is \$3,169.92. Total Reserves are \$442,657.23. The RBC bank statements were reviewed. It was noted there are new AIs into Finances for some chart of account adjustments. A question-and-answer period followed.

Mr. Nordhausen stated the Board would go into Executive Session to discuss past-due accounts and legal actions.

The AGED Receivables report was reviewed.

The Board reconvened the meeting, and residents were allowed back into the room.

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

The 2023-2024 Project List was reviewed.

All bids are not in yet for the Collegiate Rejuvenation Project.

A bid was reviewed for updating the Hidden Canyon Park, which will be added to the Project List for future consideration.

It was noted that numerous projects were completed for the recent storm damages to the Hidden Canyon Park (new sidewalk drains, new mulch, new bushes, dead bush removals, new erosion waddles installed, and debris removal from the sidewalks).

It was noted that the wildfire mitigation project between Hidden Canyon and The Resort is under consideration by the Fire Department for a shared cost project.

The **2023 Water Usage** spreadsheet was reviewed.

The second draft of the 2024 Budget was reviewed, including the Hidden Canyon budget. Numerous line items were reviewed, and a question-and-answer period followed. A motion was made to approve the budget as submitted, which carried 6-0 in favor.

Mr. Patterson reviewed the updated SmartProperty report, testing future funding amounts and what impact that had on the study. Discussion followed. The current funding rate is 74%. Mr. Patterson and Mr. Foreman will continue to work on the funding rate, but most likely, it will need to be in the \$15k-\$25k range yearly.

Committee Reports:

Activity for the month was reviewed for the **ACC**.

Activity for the month was reviewed for the **Landscaping Committee**.

Activity for the month was reviewed for the **Welcome Committee**.

The monthly crime report maps were reviewed.

There were no updates for the **Hidden Canyon Landscaping Committee**.

There was no activity for **The Bluffs** – Detention Basin.

Old / New Business:

The landscaping contracts for Hidden Canyon and the HOA were reviewed, noting a new bullet created for native mowing each year, the timeline and frequency, and a new location map. It was noted that four Board members help review different areas of the community to inspect landscaping work. The final contracts will be reviewed at the October meeting for approval.

There was a discussion regarding parking concerns on City streets. After discussion, it was agreed to issue an email alert with a courtesy notice about parking.

The owner of 2105 Rockhurst Blvd. submitted a request to have the Association ask the City to mow the City Tract adjacent to their home when they mow the Linear Park. The HOA mowed a beauty band at this Tract, but it is deeper, and they would like more mowed. A motion was made to approve the request and contact the City, which carried 6-0 in favor.

The tentative date for the community Holiday Party is December 13, 2023. Mrs. Walton briefed the Board on the proposed event and location. A motion was made to approve the event, which carried 6-0 in favor.

It was agreed to purchase gift cards (\$25 each) for door prizes and committee members (\$50 and \$30) for this year's Annual Meeting.

There being no further business, the meeting was adjourned at 4:50 PM.

A handwritten signature in black ink, appearing to read "Derek Patterson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Derek Patterson
Property Manager