University Park Homeowners Association, Inc.

Board of Directors – Meeting Minutes
Fire Station #14 (Vickers & Academy)
September 11, 2025

The meeting was held in person at the Fire Station and was called to order at 3:00 PM. Present were as follows:

Lloyd Nordhausen	President
Judy Walton	Vice President
Nancy Bunker	Secretary
Jim Forman	Treasurer
Jon Scott	Director at Large
Gary Schmidt	Director at Large
Wilson Hitchings	Director at Large
Derek Patterson	Community Manager

11 visitors were present:
Janet Butts – 4823 Stonehill – homeowner
Terry & Mary Haske – 4536 Stonehill - homeowner
Janice Saffir – 4608 Stonehill – homeowner
Linda Sauer - 2670 Rockhurst – homeowner
Stephane & Lisa Atencio – 4757 Julliard - homeowner
Gregory Pelton – 5003 Stonehill – homeowner
Penny Larson Hubbard – 2611 Rockhurst – homeowner
John Gardner – Proxy for Wendy Miller 1908 Montebello Dr - homeowner
Julie Seeger – 4764 Julliard - resident

President Lloyd Nordhausen requested all in attendance participate in a moment of silence to honor the victims of 911 and all other victims.

President Lloyd Nordhausen presented ground rules for meeting discussion. The Owners Forum allows for one homeowner per address to present an issue for 3 minutes. After the owner's forum, the residents must be respectful, not interrupt the meeting and not speak out of order. The owners may speak if a motion is made – after the Board's discussion period. No recording of the meeting except for the use of preparing the minutes.

OWNER'S FORUM / HEARINGS: There were no Hearings.
Stephane Atencio - (4757 Julliard - homeowner)
Steve updated the Board with his issues regarding the Nominating Committee. Steve requested the Board include in the bylaws a rule for the deadline of candidates to apply for a Board position. Steve requested the Treasurer to account for the $7,000 cost for the 2024 UPHOA election. Steve sent a letter to the Board regarding his experience on the Nominating Committee and complaints about Wilson Hitchings and asked the Board for the status of a response.

Terry Haske - (4536 Stonehill - homeowner)
Terry requested the Board to clarify how to apply for a Board position after the deadline.

Janice Saffir - (4608 Stonehill – homeowner)
Jan stated she was a member of the Nominating Committee and claimed she was totally impressed with Wilson Hitchings as the chair.

Linda Sauer - (2670 Rockhurst – homeowner)
Linda read a letter regarding her observations of actions and asked Board member Wilson Hitchings to resign immediately.

Penny Larson Hubbard - (2611 Rockhurst – homeowner)
Penny requested the Board remove Wilson Hitchings from the Board.

Gregory Pelton - (5003 Stonehill – homeowner)
Greg claimed Wilson Hitchings was an outstanding citizen & caregiver.

Julie Seeger - (4764 Julliard – resident)
Julie stated she was a member of the Nominating Committee and claimed she did not receive emails and information from the Chair Wilson Hitchings and requested he resign from the Board.

Janet Butts - (4823 Stonehill – homeowner)
Janet stated she was a member of the Nominating Committee and claimed the chair Wilson Hitchings did a good job as the Chair. Also, Janet talked of personality conflicts.

Lisa Atencio - (4757 Julliard - homeowner)
Lisa stated she and Steve met with Board members Judy Walton and Gary Schmidt and were told "the Board requested that Wilson Hitchings will apologize for actions at the October 2024 Board meeting".
Board member Nancy Bunker strongly asked when the Board made such a decision as she does not remember any such promise and that Wilson Hitchings was not a Board member at the time of the October 2024 meeting.
Board member Judy Walton stated she and Gary Schmidt recommended the apology.

John Gardner – proxy for Wendy Miller - (Miller @ 1908 Montebello – homeowner)
John told another story of the actions at Board meeting October 2024 and requested Wilson Hitchings to resign.

Janice Saffir - (4608 Stonehill – homeowner)
Jan stated she was appalled at the comments from the Owners Forum and disappointed in the attendees.

Penny Larson Hubbard - (2611 Rockhurst – homeowner)
Penny gave a "huge kudo" to BrightView that they were doing an outstanding job and requested the Board forward her comments to BrightView.

<u>OFFICER REPORTS:</u>
President's Report: Lloyd reported
No report.

Vice-President's Report: Judy reported
Item #1: Links Management is no longer the Community Management Company for Sonnet Springs. They have a new management company. Derek needs to update the Board information page in the packet.
Item #2: There are problems with the trash/recycle pickup now that Carefree sold to Apex. Some homeowners did not get service and no carry back service to all.
Lloyd asked Derek to send a strong letter to Apex.
Derek will look at possible options for a new trash service.
Item #3: Judy asked for a meeting with the management of RowCal. Lloyd suggested a meeting after the new Board is seated. Lloyd will create an agenda for the meeting.

Secretary's Report: Nancy reported
The August 14, 2025, Board meeting minutes were approved as submitted.
The August 15, 2025, Executive meeting minutes were approved as submitted.

The letter that Linda Sauer requested be sent to Mr. Strayer (a resident in the Resort Apartments) for his participation in "meth/homeless camp" issue was mailed.

Treasurers - Financial Report: Jim reported

1. The financials for July are in the packet & show favorable surplus of income over expense, year to date.
2. The Accounts Receivable (homeowner/Commercial dues) are the lowest in over a dozen years. The new AR is approximately $2,700 when the largest AR balance has been over $57.000.
3. The 2026 budget was discussed with some increases: utilities up ~ 6.5% (electric and water), wastewater up ~ 9.0%, and landscape maintenance up ~ 3%.

UPHOA Board Treasurer Jim Forman made a motion Adopt the 2026 budget as presented.

Motion seconded

Discussion was open to the Board and visitors:

- Do a town hall instead of a 2nd meeting
- Email 2nd meeting instead of mail cards
- Post signs for all meetings
- 2nd meeting questions (not appropriate to discuss during a motion)
- A thank you was given for all the work of the "Finance Committee" on the budget.
- A thank you was given to Jim Forman for his many hours on budget preparation.

Being no further discussion, the vote was taken:

Motion voted 7 in favor.

Motion carried.

Action: Jim Forman will host at least one Zoom meeting for homeowners to learn the budget and ask questions.

<u>MANAGERS REPORT:</u> Mr. Derek Patterson, Community Manager presented

The 2025 Project List was reviewed.

1. Judy has a date for the Holiday party but no contract yet, so date was not announced.
2. The bid for item: Painting/Sealing discussed. The Board decided to delay this project until spring of 2026.
3. University Park entry off Academy has a light out. The stone was fixed.
4. Gary Schmidt has talked to City Traffic Engineering head – Todd Frisbee to verify that the City can supply our neighborhood with black signposts. Gary was able to obtain a black sign pole from the City that was installed **at** his house on Marrietta Court.
5. Jon Scott requested someone look at tree stumps behind his own home.
6. Derek explained BrightView will pull up/remove a Mullen infestation off Stonehill/Bethany open space. HOA is paying for work ~ $1,050.00.
   Judy made a motion accept the $1,050 bid for the Mullen removal.
   Motion seconded
   Discussion was open to the Board and visitors:
   - There is another Mullen field in the open space between Hidden Canyon homes and the Resort apartment – this is Resort land. Derek will send a map to Retort manager and ask for them to remove.

   Being no further discussion, the vote was taken:
   Motion voted 7 in favor.
   Motion carried.

Action: Derek will inform BrightView to do work. Derek will send map/request to Resort manager.

7. The possible new water tank project was discussed. Several possible projects regarding the water tank were discussed. Lloyd asked the neighbors near the water tank to be observant. Linda stated she has a tape measure.
   Action: Derek will list this project on the Managers Project list to continue to follow up.
8. The water usage report was discussed.
9. Derek presented a bid for a complete rejuvenation of the area around the UPHOA sign at Rockhurst and

Villanova. Includes removing dirt, installing metal edging, and mulch around the sign and across the homeowners yard up to the homeowners driveway

A motion was made to accept the $5,421.38 bid for the mulch rejuvenation project.

Motion seconded

Discussion was open to the Board and visitors:

- Concern over UPHOA paying for mulch over a homeowners lot – should be the homeowners responsibility to pay for the area over their lot.

Being no further discussion, the vote was taken:

Motion voted 6 in favor 1 not in favor.

Motion carried.

Action: Derek will inform BrightView to do work.

COMMITTEE REPORTS:

ACC: Nancy Bunker reported

16 approved requests in July, 19 approved requests in August.

Bylaw Committee: no committee report.

Clean up Committee: no committee report.

CSPD: No police officer reports this month.

Finance Committee: Jim Forman reported

1. The committee met on August 28. There were two items on the agenda:
2. Review August Financials -- resulted in an action item for RowCal Accounting to revisit how the allowance for doubtful accounts was handled on the B/S and Income statement. Accounting agreed, made the correction, and reissued August financials, which are now posted.
3. Review iteration #8 of the proposed 2026 budget -- the Committee concurred with the budget #8

Hidden Canyon Landscape Committee: Jim Forman reported

1. The survey is complete with 100% response of the affected homeowners along the easement.
2. 4 homeowners volunteered to supervise the trimming. They are concerned about privacy.
3. Action:
   a. Jim will get one homeowner to volunteer their home to complete an example of the trimming
   b. Derek will get an arborist to the volunteer home

UPHOA Landscaping Committee: Reports were included in Board packet.

10. The LAC will be doing inspections the week of September 15th.

Landscape Master Plan Committee: Gary Schmidt reported

1. Gary is planning a meeting to present the Master Plan to the homeowner's of University Park on October 29th.
2. Derek will send email notice of specifics.
3. Gary will do a Survey Monkey after the Master Plan is presented for entire UPHOA input

Nominating Committee: Wilson Hitching reported

1. Bruce (the audio guru at the Church and UPHOA homeowner) is going to recommend the Church update the audio.
2. There were 5 homeowners on the Zoom.
3. Nancy Bunker stated that she watched the remote broadcast/Zoom and it did not work for the beginning of the meeting and was hard to hear.

Pet Stations: no committee report.

Safety & Security: no committee report.
Social Event Committee: Judy Walton reported
#1 – There is a date for the Holiday party but no contract, so the date is not announced yet.
#2 – There will be an expanded area to accommodate about 140 people total.
#3 - One of the Board members suggested to the Social Committee that they look into doing electronic invitation versus post cards for all homeowners so everyone will get the invitation at the same time and for tracking RSVP's.

Welcome Committee: Judy Walton reported
There were two new homes visited in August – one on Mt. Union and one in Sonnet Springs.

Wildfire Mitigation:
#1 – August 23, 2025, the Wildfire Mitigation Committee with 2 extra volunteers (Jason Smits and John Smits) held the fall mitigation day. There were 21 piles of slash for the chipping.
#2 - Committee has one new member.
Lloyd made a motion accept Jason Smits – 5550 Loyola – homeowner to the Committee.
Motion seconded
Discussion was open to the Board and visitors:
Being no further discussion, the vote was taken:
Motion voted 7 in favor.
Motion carried.
Action: Lloyd will inform Mr. Smits of his approval.

<u>OLD BUSINESS:</u>
#1
A copy of the amended Virtual Meet Policy was included in the Board packet.

<u>NEW BUSINESS:</u>
#1
Lloyd asked Derek to have BrightView mow the corner at Rockhurst and Anglo and the hill on the north side of Collegiate west of the power lines for fall cleanup.

#2
Door prizes at the Annual Meeting. Discussion whether door prizes are needed as tight as the budget is this year. Are door prizes really an incentive or do we need them?
Decided to purchase $350 as have done for past annual meetings.
This expense comes out of the Administration budget.

Meeting adjourned at 5:07 pm

*** It was noted that the Board would go into an Executive Session to discuss the Accounts Receivable report, legal information, and ACC violation.

Respectfully submitted
Nancy Bunker
Secretary UPHOA Board of Directors