

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

3720 Sinton Road, Suite 200

October 10, 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 |
| Jim Forman | Treasurer |
| Janet Butts | Director at Large |
| Judy Walton | Director at Large |
| Derek Patterson | Property Manager |
| Excused Absence: Ray Hendershot | Director at Large |

3 residents were present.

Owner's Forum / Hearings:

There were no Hearings. The owner of 2611 Rockhurst Blvd. inquired when the RowCal contract renews; Mr. Nordhausen replied it renews in February 2024 but has a 30-day termination clause by either party.

The owner of 2670 Rockhurst Blvd. inquired about officer elections and may have misunderstood member terms and officer positions (1-year).

Secretary's Report:

The September meeting minutes were approved with one typo.

Financial Report:

Mr. Forman presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed for September 30th. Total Cash is \$168,451.42; the HC Savings is \$3,173.70. Total Reserves are \$431,066.58.

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.

Bids are not yet in for the Collegiate Rejuvenation Project and Tract B (rock work).

There was discussion on a wildfire mitigation project between Hidden Canyon and The Resort, and the Fire Department stated our shared cost would be \$1,500.00 (estimated). After discussion, a motion was made to approve the match, which carried 6-0 in favor.

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

Committee Reports:

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

Mr. Nordhausen stated the Board would go into Executive Session to discuss a home with submittal/compliance concerns.

The Board reconvened the meeting, and a motion was made to allow the ACC to give the owners 30 days to move the hot tub or remove it from the yard, which carried 6-0 in favor.

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.

Activity for the month was reviewed for the **Hidden Canyon Landscaping Committee**. Work is continuing to finalize the 2024 Lawn Contract and the proposed Declaration Amendment.

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

Old / New Business:

Work is continuing to finalize the Master HOA 2024 Lawn Contract, and a Zoom meeting will be scheduled with ULS soon.

A Zoom meeting will be scheduled with RowCal to discuss some owner concerns with the CareTeam and office access.

The date for the community Holiday Party is December 13, 2023.

Mr. Nordhausen stated there are four volunteers to help collect and count the ballots. There was a discussion on whether the ballot counts per candidate should be given to the members outside of announcing the two elected members. A motion was made to approve, providing the vote numbers and the total number of ballots cast, which carried 4-2 in favor.

A request was made to install a second slow-down speed sign on lower Collegiate Drive, in the Common Area. A motion was made to approve a new sign, which carried 5-1 in favor.

There being no further business, the meeting was adjourned at 4:59 PM.



Derek Patterson
Property Manager