

University Park Homeowners Association, Inc.

General Membership - Yearly Meeting Minutes

October 13, 2022

Mrs. Walton called the General Membership meeting of the University Park Homeowners Association to order at 5:00 PM.

Present were as follows:

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

Presenters: Melissa Hoffman

Wildfire Mitigation Office

The Annual meeting notice was mailed before the meeting and included detailed reports and information.

Homeowners present:

A quorum [68 homes] was reached. Mr. Patterson verified the roll call. The Board of Directors introduced themselves to the members present.

Presentation Reports:

Ms. Hoffman discussed the results of the recent chipping event and other information regarding wildfire mitigation work and the yearly reporting procedures for individual lots (a packet of information was available for the members).

Mr. Patterson presented the **Finance Report**.

The 2023 budget was reviewed.

Mrs. Walton presented the **President's Report**.

She mentioned several topics that were included in the report included in the mailed notice.

Committee Reports:

Mrs. Bunker provided a report for the Architectural Control Committee (ACC), introducing all members. She provided statistics on the number of requests for the past 3 years.

Mrs. Mealey provided a report for the Landscaping Committee (LC), introducing all members. Inspections are normally conducted from June to September each season.

Mr. Nordhausen provided a report for the Wildfire Mitigation Committee (WMC), introducing all members. It was noted there will be a joint project with the Fire Department this year for one of the Common Area Tracts on Cornerstone (grant program).

Mrs. Butts provided a report for the Welcome Committee (WC), introducing all members.

It was also noted that more volunteers are needed for the Neighborhood Watch Program (Block Captains to represent different streets in the community).

Mrs. Walton provided a report for the Social Committee (SC) and the Cleanup Committee (CC), introducing all members.

Mrs. Walton thanked all volunteer members for their volunteer service and the many hours spent working to improve the community. All members were provided with a gift certificate in appreciation.

Election of Directors:

The next order of business was the election of three (3) Board members.

Mrs. Bunker's, Mr. Nordhausen's, and Mr. Hendershot's terms expired. There were two other volunteers (Mr. Mason and Ms. Sauer). Each candidate (excluding Mr. Hendershot) gave a brief introduction to the members present.

Ballots were collected and counted by Mr. Patterson and Mr. Rosencrantz. Mrs. Bunker, Mr. Nordhausen, and Mr. Hendershot were elected and will serve 3-year terms.

The 2021 Annual meeting minutes were approved.

The 2023 Budget was approved.

Under Unfinished / New Business:

Door prizes were awarded to the members present. A question-and-answer period from the floor followed.

There being no further business, the meeting was adjourned at 6:20 PM.

The meeting was adjourned at 6:40 PM.



Derek Patterson
Property Manager

In accordance with the Bylaws, Article IV, Section 7, a Board of Directors meeting was called to order at 6:32 PM to elect Officers.

The following positions were established:

Lloyd Nordhausen	President	2025
John Smith	Vice President	2024
Nancy Bunker	Secretary	2025
Jim Forman	Treasurer	2023
Judith Walton	Director at Large	2023
Ray Hendershot	Director at Large	2025
Janet Butts	Director at Large	2024

The meeting was adjourned at 6:40 PM.



Derek Patterson
Property Manager