

University Park Homeowners Association, Inc.

Special Board of Directors Meeting Minutes The Bluffs – Detention Basin / November 9, 2022

The meeting was held on-site and was called to order at 2:15 PM. Present were as follows:

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

Old / New Business:

There was a discussion on the transition documentation submitted by Mr. Brown with UP18 and the transfer of ownership of the four Common Tracts to the Association. There was considerable email review conducted during the last three weeks. A special warranty deed dated October 24th was recorded, which completed the transfer. A couple of small items are being completed by Robertson's Landscaping per directives from UP18.

The primary purpose of the meeting was to inspect the Common Tracts and determine if any old or new work was needed.

- It was agreed to have the stormwater inlet silt socks removed by UP18;
- The dead Pine tree on the NE corner of the basin is to be replaced by Robertsons;
- The tract along Collegiate and the north tract (between 2164 & 2178 SB) will be on a weekly mow schedule;
- The west tract (between 2052 & 2066 SB) will have the large Pine tree branches pruned up and, a new drain installed under the walking path and new Riprap installed uphill from the new drain;
- Two new caution signs will be installed at the drainage basin.

There was a discussion regarding the lot boundary for 4906 Bowling Green (from a previous Board meeting). It was learned there is not a second land parcel running parallel to this lot, but UP18 had the street curb area up to the sidewalk landscaped as part of the initial development plan [with irrigation]. It was agreed to remove the turf and install new rock, with the type of rock to be determined by the owner as he may want it to match his landscaping rock. The landscaping along the east side of this lot will be the HOA's responsibility.

The proposal was reviewed as submitted by Carla Anderson Landscape Architecture. After discussion, a motion was made to approve the bid, which carried 4-0 in favor.

A response to the violation letter issued to 2145 Concordia Drive regarding noise and disturbances was reviewed. It was agreed to meet with the owners in person to discuss possible further eviction of the current resident.

The meeting was adjourned at 3:05 PM.



Derek Patterson
Property Manager