

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

November 9, 2021

The El Paso County Health Department COVID-19 guidelines for businesses with inside meetings provide persons must socially distance, wear masks if not vaccinated, and any in-person meetings should be minimized if possible, so the meeting was held by telecommunication (Zoom) and called to order at 3:00 p.m. Present were as follows:

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

Before the meeting, a board meeting packet with all correspondence, finances, photographs, etc., was issued by email.

Owner's Forum / Hearings:

A hearing was called for 4825 Diablo Valley Court, considering a possible \$500.00 in assessment fines and other enforcement actions for failing to remedy landscaping and other violations. The owners did not respond. Current photographs were reviewed. Discussion followed. A motion was made to impose the initial fines and provide a new 10-day compliance date to correct all violations, or a \$100/day fine will begin until such time compliance is met. The motion carried 7-0 in favor.

A hearing was called for 1965 Dennison Court, considering a possible \$100.00 assessment fine and other enforcement actions for failing to remedy a landscaping violation. The owner did not respond. Current photographs were reviewed. Discussion followed. A motion was made to impose the initial fine and provide a new 10-day compliance date to correct all violations, or a \$100/day fine will begin until such time compliance is met. The motion carried 7-0 in favor.

Mr. Patterson briefed the Board on a report of a recent dog violation and the dog owner's response (before any Association action). A video was reviewed. After discussion, it was agreed that a violation did not exist, and no letter will be issued.

Secretary's Report:

The October Board meeting minutes were approved.

Financial Report:

Mr. Hendershot presented the finance report. The Balance Sheet, the Income and Expense Comparative statement, and the History of Checks reports was reviewed. A question-and-answer period followed.

The AGED Receivables report was reviewed.

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

The Top 10 list was reviewed.

The bid is being sought for the new year-round holiday tree lighting.

The water usage spreadsheet was reviewed.

Committee Reports (ACC / Landscaping / Welcome):

Activity for the month was reviewed for the ACC.

The owners of 5430 Creighton Court were given a new check-in date of December 24, 2021, to see if the deck support post wraps have been installed.

The ACC will go into winter review status with one meeting each month.

Activity for the month was noted for the Welcome Committee.

Old / New Business:

It was noted that Mr. Williams is resigning his Board term at the end of December. Another resident of Hidden Canyon volunteered to fill the vacated term. No further action will be taken until later in the year.

Mrs. Bunker reviewed the rule updates as noted by the Association's law firm and what recommendations were submitted from the ACC (draft emailed to the Board). After discussion, a motion was made to approve the updates, which carried 7-0 in favor.

The monthly crime report maps were reviewed.

The volunteer appreciation gift cards will be handed out in person to all members.

There being no further business, the meeting was adjourned at 4:10 p.m.



Derek Patterson
Property Manager