

University Park Homeowners Association, Inc.

Special Board of Directors Meeting Minutes

By Telecommunication

December 8, 2022

The meeting was held by Zoom and was called to order at 1:00 PM.

Present were as follows:

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

Old / New Business:

The owner of 2145 Concordia Drive submitted a written response to the previous in-person meeting on November 22, 2022, regarding the Board's concerns for neighboring residents' safety and security with a family member residing in the home and the Association's previous request to have the member removed from the home.

After the meeting last month with the owner, more research was conducted to compile a list of disturbances at home (from neighbor complaints or CSPD logged events). There have been sixteen (16) events in total, three in 2017, one in 2018, one in 2019, three in 2021, and eight in 2022. The owner stated in the letter if there was a future incident, he would remove the member from the home within 24 hours and then make arrangements to remove her permanently from the home.

The Board's primary concern is that a more serious event could occur if the member is allowed to remain in the home. Allowing her to remain at home places everyone at risk of serious bodily harm or injury. A motion was made to require the member to be removed from the home within 90 days due to the holidays. The motion carried 6-0 in favor. It was noted that the owner would be provided a copy of the incident list compiled after the last meeting to better understand the nature and severity of the past incidents.

The meeting was adjourned at 1:47 PM.



Derek Patterson
Property Manager