

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

By telecommunications (Zoom)

February 21, 2024

The meeting was held by telecommunication (Zoom) 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
Ray Hendershot	Director at Large
Judy Walton	Director at Large
Derek Patterson	Property Manager

New Business:

The meeting was called to discuss seven bullet points from an agenda submitted to the Board prior to the meeting.

It was agreed to attempt to reserve a meeting room at the East Branch Library for March 20, 2024.

The agenda for the Special Members Meeting will follow the items noted in the owner-submitted petition.

There was a discussion on how many volunteers to consider for the Bylaws Review Committee. It was agreed to have three Board members and six owners on the Committee.

It was agreed to hold a work session to review the draft Bylaws created by the Association's law firm.

The owner of 2093 Stanbridge submitted a request to remove late fees/late interest fees from the 2023 billing cycle. Discussion followed. A motion was made to remove the fees, which carried 6-1 in favor.

There was a discussion on amending the Bylaws, Section 4, so the entire community has a say on any proposed changes versus a group of owners. A motion was made to amend the third sentence, removing the wording "... unless by consent of a majority of the Members present, either in person or by proxy." The change makes any proposed Bylaw amendments more equitable to all community members, not just those who may be present at a meeting. The motion was tied with a 3-3 and one abstention vote. There not being a majority, the motion died.

Discussion followed. A motion was made to amend the third sentence, removing the wording "... unless by consent of a majority of the Members present, either in person or by proxy," which carried 4-3 in favor. Special Meetings. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business except as stated in the notice shall be transacted at a special meeting.

A Committee Charter was agreed to be created for the newly appointed Bylaw Review Committee.

There being no further business, the meeting was adjourned at 5:07 PM.

Respectfully submitted.

Nancy Bunker
Secretary