

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

RowCal's Conference Room

April 11, 2024

The meeting was held in person at RowCal's office and was called to order at 3:01 PM. Present were as follows:

Lloyd Nordhausen	President
John Smith	Vice President
Nancy Bunker	Secretary
Jim Forman	Treasurer (by FaceTime at 4:05 PM)
Janet Butts	Director at Large
Judy Walton	Director at Large
Derek Patterson	Property Manager
Excused Absence: Ray Hendershot	Director at Large

5 residents were present.

Owner's Forum / Hearings:

There were no Hearings.

The owners of 4757 Julliard Drive noted they believed the petition meeting notice and agenda did not include the proper information.

The owner of 2611 Rockhurst Blvd. suggested that the Board implement Robert's Rules of Order.

Secretary's Report:

The October Annual Meeting minutes were reviewed with no changes and will be noted with an "unapproved draft" until this year's meeting. The October 12th Organizational meeting, the October 25th meeting, the November 1st meeting, the January 10th meeting, the January 31st meeting, the February 12th meeting, the February 21st meeting, the February 27th meeting, the March 4th meeting, and March 27th meeting minutes were all approved unanimously 5-0 in favor.

Financial Report:

Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed for March 31st. Total Cash is \$403,609.89; the HC Savings is \$3,448.63. Total Reserves are \$438,761.21.

Mr. Nordhausen stated the Board would go into Executive Session to discuss past-due accounts and legal actions at the end of the meeting.

The AGED Receivables report was reviewed.

The 2022 Audit was reviewed, and no discrepancies were noted. Ciratas is currently completing the 2023 Audit.

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

The 2024-2025 Project List was reviewed.

Numerous possible projects were discussed, along with anticipated reserve projects from SmartProperty. After discussion, it was agreed to proceed with updated bids for this year's Collegiate Rejuvenation Project (all three phases). The yearly cleanout of the Stanbridge Basin is \$1,800.00, which will be completed first, and then the yearly report to Stormwater Enterprise will be submitted (a secondary fee of \$150.00).

The **2024 Water Usage** spreadsheet was reviewed.

Committee Reports:

A motion was made to approve all existing Committees and to re-appoint all members for another year; the motion carried 5-0 in favor.

Activity for the month was reviewed for the **ACC**.

Mrs. Bunker stated the Board would need to go into Executive Session at the end of the meeting to discuss a home with compliance concerns. The ACC members were thanked for their work this year, as 41 requests have already been reviewed.

The **Landscaping Committee** will have its first committee meeting in early May with plans to begin reviews for the first week of June.

Mrs. Butts provided updates for the **Welcome Committee**.

The monthly crime report maps were reviewed.

There was no new information for the **Hidden Canyon Landscaping Committee**.

The spring cleaning and status report for the **Stanbridge Basin** is being worked on.

Old / New Business:

The owners of 5523 Sonnet Heights submitted a request to remove \$210.00 in late fee and interest, noting they paid the fee but are newer owners and didn't recall seeing an invoice. A discussion followed. A motion was made to remove the fees, which carried 5-0 in favor.

Mr. Foreman joined the meeting (from another appointment).

Mr. Nordhausen reviewed two email alerts that will be combined into one. A motion was made to issue the notices, which carried 6-0 in favor.

Mrs. Walton expressed concerns with the CareTeam, noting that a person does not answer calls, that you get voicemail options, that the sign at the front door should be updated, and that the RowCal 90-day review is to occur this month. It was agreed that a Zoom meeting will be held for the RowCal review later this month. Mrs. Walton will inquire into researching other management companies.

Mrs. Bunker reviewed an issue with snow removal on an individual lot, where the Association's contractor enters the sidewalk from the corner and drives over the snow to get to the Common Area Track. It was agreed to have the owner's sidewalk cleared during the normal removal process.

The owners of 4757 Julliard Drive expressed concerns regarding the use of the Hidden Canyon owners' email list by Mr. Forman (for the Annual Meeting and the Petition meeting) and asked if his action was proper.

The owners of 4757 Julliard Drive alleged that there was a rumor that Mr. Forman personally benefitted with a financial savings not received by other residents from the Hidden Canyon group garage door replacement project last year. The Board will investigate these two concerns.

4:30 PM. It was noted that the Board would go into an Executive Session.

The meeting was reconvened.

It was agreed to issue a new notice for a resident with an outstanding ACC concern.

It was agreed to leave a lien in place for a home that had previously imposed assessment fines for repetitious landscaping violations.

There being no further business, the meeting was adjourned at 5:15 PM.

Respectfully submitted

A handwritten signature in cursive script that reads "Nancy Bunker".

Nancy Bunker,
Secretary