

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

3720 Sinton Road, Suite 200

May 11, 2023

The meeting was held in person at RowCal's office and was called to order at 3:00 PM.

Present were as follows:

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
Excused Absence: Lloyd Nordhausen	President

* No residents were present

Owner's Forum / Hearings:

There were no residents present and there were no Hearings.

Secretary's Report:

The April Board meeting minutes were approved as amended.

Financial Report:

Mr. Forman and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed for March 31st. Total Assets are \$812,671.17, and Reserves are \$344,317.03. Some charts of account issues need to be corrected, which will amend the finances. A question-and-answer period followed.

A motion was made to withdraw all funds from the Waypoint operating account and transfer those funds to the Reserve account, which carried 6-0 in favor. The Chase Bank CD will be withdrawn upon expiration to create a new RBC Wealth Management fund with plans to fund it with the Waypoint cash noted above and eventually the Waypoint CD that expires in January.

The AGED Receivables report was reviewed (March 31st balances and May 5th balances).

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

The 2023-2024 Project List was reviewed.

There yearly inspection of The Bluffs debris flow basin will be conducted in mid-May.

The water usage spreadsheet was reviewed.

Committee Reports:

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

There is no report for the **Landscaping Committee**.

Inspections will begin at the end of May. A letter was submitted for consideration to be issued for suggesting residents perform wildfire mitigation on their lot. The request was denied.

Activity for the month was reviewed for the **Welcoming Committee**.

The monthly crime report maps were reviewed.

Mr. Forman reviewed information from the **Hidden Canyon Landscaping Committee**.

A proposed Covenant Amendment is being worked on and a legal opinion will be sought to verify the process.

Old / New Business:

The draft Spring Newsletter was reviewed, changes were noted.

It was learned that the City owned land at 2610 Rockhurst Blvd., known as Tract B, has a comment on the Plat that states landscape maintenance done by the UP HOA (October 2003). Mr. Patterson obtained a bid to remove the three dead/dying Pine trees which was approved 6-0 in favor.

There being no further business, the meeting was adjourned at 4:48 PM.



Derek Patterson
Property Manager