

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

RowCal's Conference Room

May 9th, 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
Janet Butts	Director at Large
Ray Hendershot	Director at Large
Judy Walton	Director at Large
Derek Patterson	Property Manager

5 residents were present.

Owner's Forum / Hearings:

There were no Hearings.

The owner of 2611 Rockhurst Blvd. submitted a page of items for the Board to review, which will be discussed at the June meeting.

The owner of 2670 Rockhurst Blvd. spoke to ask questions. The Board will review and discuss this at the June meeting.

The owner of 5605 Villanova Court spoke to ask questions. The Treasurer will review, and report to Board and will be reviewed at the June meeting.

Secretary's Report:

The April 4th, April 11th, April 24th, and April 29th Board meeting minutes were approved as submitted.

Financial Report:

Mr. Forman presented the finance report, noting that the April finances have not yet been finalized.

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

The AGED Receivables report was reviewed.

It was noted that the expired CD would be reinvested for a 6-month term. Mr. Furlong began asking Mr. Forman questions without being recognized by Mr. Nordhausen, which resulted in him being asked to wait to be recognized.

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

The 2024-2025 Project List was reviewed.

Bids will be reviewed as they are submitted for the Collegiate Drive Landscaping Rejuvenation project.

All other projects and events for the year were reviewed.

It was agreed to hold the meet and greet (Candidate Forum) during the last week of August (location is being sought). A draft notice asking for volunteers for the Nominating Committee is being finalized.

Mr. Patterson will obtain a bid to replace the existing mulch at seven locations with new rock.

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

Committee Reports:

Activity for the month was reviewed for the **ACC**. The Chair, Mrs. Bunker, forwarded to the Board how proud the ACC members are of all the improvements and updates the homeowners have been submitting. Also, Mrs. Bunker explained that the significant workload of the committee has been extremely streamlined using email and Zoom meetings (this allows for approvals in days instead of the 60-day approval allowed by policy).

Mrs. Walton provided updates for the **Bylaw Committee**, noting that Mr. Graham is the Chair, and they have conducted the first meeting to organize the process.

The **Landscaping Committee** will conduct reviews during the first week of June. Three new volunteers were considered to serve on the committee. A motion was made to appoint G. Bloesser, A. Scott, and J. Washburn, which carried 7-0 in favor.

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**.

There was no new information for the **Stanbridge Basin**.

Old / New Business:

The owners of 4757 Julliard Drive submitted three concerns regarding Mr. Forman at the last meeting. Mr. Forman will address these concerns at a special meeting later this month, under Executive Session.

The owner of 2611 Rockhurst Blvd. suggested that the Board implement Robert's Rules of Order to make member meetings smoother. A discussion followed. No further action was taken.

Mr. Nordhausen submitted a list of proposed updates to the Conduct of Meetings policy. After review and discussion, a motion was made to approve the updates for Section 2 (a) as submitted, which carried 5-2 in favor.

The Board reviewed an email dated April 28th, 2024 (thirteen items) from the owner of 2670 Rockhurst Blvd., and a question-and-answer period followed.

The Board reviewed an email dated May 1st, 2024 (eight items) from the owner of 2670 Rockhurst Blvd., and a question-and-answer period followed.

A motion was made to provide copies of all HOA Policies to existing and new Board members at the yearly Organizational Meeting, to include signing an acknowledgment form. The motion carried 7-0 in favor.

The draft Spring/Summer newsletter was reviewed, and changes were noted.

It was noted that the Board would go into an Executive Session.

5:07 PM. The meeting was reconvened.

It was agreed to issue a Right to Cure notice for dead trees on a vacant lot on Stonehill Drive.

Two draft replies were reviewed (as prepared by Mr. Forman) to respond to two different emails submitted by the owner of 2611 Rockhurst Blvd. (financial questions). A motion was made to approve both replies, which carried 7-0 in favor.

Mr. Patterson provided updates on issues raised at the last RowCal review meeting. It was agreed to see if Mr. Kekstadt, the Regional Vice President for Colorado Springs, can attend the Executive Session meeting later this month.

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 5:50 PM.

Respectfully submitted

Nancy Bunker

Nancy Bunker,
Secretary