

University Park Homeowners Association, Inc.

Special Petition Meeting Minutes

April 4, 2024

Mr. Nordhausen called the Special Petition meeting to order at 5:25 PM. Present were as follows:

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
Presenter: David Firmin	Altitude Community Law

The special meeting notice was mailed to the community before the meeting.

Homeowners present:

A quorum was reached in the presence of in-person members or by proxy of 10% of the votes entitled to be cast. Mr. Patterson, Mrs. Walton, and Mrs. Skalski verified the sign-in and proxies.

Mr. Nordhausen, President, introduced the Board of Directors and Mr. David Firmin, the University Park Homeowners attorney from Altitude Law.

Presentation Reports:

Mr. Nordhausen turned the floor over to Mr. Firmin, who reviewed the purpose and format of this meeting and stated that each owner would have three (3) minutes for a question-and-answer period (using the sign-in sheet for members who wished to comment on issues).

Mr. Firmin further explained the difference between the numerous governing documents that the Association operates under, including the Articles of Incorporation, The Bylaws, the Declaration (CCR&E's = Covenants, Conditions, Restrictions and Easements document), Rules and Regulations, the Colorado Common Interest Ownership Act (CCIOA), and the Colorado Revised Non-Profit Corporation Act (CRNPCA).

The meeting was opened to Member comments. Following a number of Member comments, Ms. Larson-Hubbard made a motion to amend the published agenda to allow motions for new business items not listed on the published agenda. The motion was seconded. A lengthy discussion period followed. The vote was taken, a majority of the Members present approved.

Ms. Larson-Hubbard made a second motion that the Board move to appoint members of the Bylaws Review Committee at this time. The motion was seconded. The floor was opened for discussion from Members who were in favor or against the motion and more comments on the pros and cons of selecting Committee members during the meeting with many Members absent. After a long comment/discussion period, Ms. Larson-Hubbard withdrew her motion.

Mr. Nordhausen and Mr. Firmin reviewed the actions the Board plans: update the Bylaws, solicit volunteers for the Bylaws Review Committee, and review RowCal performance. It was noted the Bylaw Committee would be comprised of five Members and two Board members.

There being no further business, the meeting was adjourned at 7:03 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy Bunker". The signature is written in black ink and is positioned above the printed name.

Nancy Bunker,
Secretary



University Park HOA

SPECIAL MEETING

April 4, 2024

5:00 PM

Beth-el Mennonite Church

SIGN-IN	4:45 – 4:59 PM
- Quorum Present?	
CALL TO ORDER	5:00 – 5:03 PM
- Introduction of the Board of Directors	
DISCUSSION OF PETITION ITEMS	5:04 – 6:09 PM
1. Whether it was proper for the President to deny a member the opportunity to speak at the meeting and request that more than one member meeting be held per year.	
2. Whether a valid quorum existed at the meeting.	
3. Whether the Directors complied with the requirement that members sign in at meetings.	
4. Whether mail-in ballots are considered valid votes when the Bylaw requires in-person voting for the election of Directors.	
5. Whether the Directors conducted the election in compliance with the Bylaw requirement of voting by secret ballot.	
6. Whether the procedure used by the Directors and RowCal for collecting and counting ballots was valid.	
7. Whether the election of two Directors at this meeting was valid and, if not, whether another election should be conducted.	
8. Whether it was proper for the Board to request that Members stop communicating with them about their failure to follow our Bylaws and Policies at the Annual Meeting and Election	
9. Whether a Committee should be formed to evaluate the need for changes to our Bylaws, including:	
A. Requiring that any changes to the Bylaws be made by a vote of the members, not the Board of Directors.	
B. Requiring the results of elections be recorded in the Minutes of the meeting and to include the name of each candidate and the number of votes received by each candidate.	
C. Requiring the Nomination Committee to conduct candidate forums prior to elections.	
D. Requiring the voting results on motions acted on by the Board of Directors be reported in the meeting minutes, to include the name of each Director voting and their vote (yeah, nay, abstain).	
E. Requiring that the Board schedule no less than two member meetings annually.	
F. Requiring the Board to establish an Agenda item at each meeting to allow members the opportunity to address the Board and other members and to raise issues of importance to members and the Association.	
BYLAW REVIEW – UPDATING PLANS	6:10 – 6:30 PM
RECAP OF ACTION ITEMS	6:31 – 6:59 PM
ADJOURNMENT	7:00 PM