

UPHOA 2025 Annual & Budget Meeting, ByLaws Amendment Meeting Minutes

October 15, 2025, 5:00 – 6:30pm, Beth-El Church, 4625 Ranch Drive, COS

Presented by Wilson Hitchings, acting Secretary

Call to Order

Meeting called to order at 5:00pm by the Board President, Lloyd Nordhausen. No quorum was present as there were only 24-25 homes in attendance. The President introduced the current Board members.

Reports

Jessica McIntire of the CSFD Wildfire Mitigation Office made a brief presentation on wildfire mitigation. Existing homes are not subject to any new restrictions, but any exterior modifications (such as a new deck or landscaping changes) will cause the property to conform to current laws. Decking materials, ground cover plants and fencing are all subject to new restrictions. The neighborhood chipping program will return in 2026. One homeowner (name unknown) had a question about tracking labor hours for chipping reimbursement. Ms. McIntire indicated that the University Park neighborhood was one of the better neighborhoods as far as wildfire mitigation was concerned.

The Treasurer presented the Treasurer's Report. He indicated that the community has better cash management than in the past, and that the UPHOA has the lowest accounts receivable in our recent history. There were no questions or comments concerning the Treasurer's Report. The Treasurer reported that Association income is showing a favorable variance over expenses. As of Sept 30, 2025. The Reserve account contains a balance of \$440,000, 80% of which is invested in FDIC insured CD's earning a weighted average rate of 4.15% APR.

The President's Report was given by the President. Key points were the transition to BrightView Landscaping, the development of the Landscape Master Plan, new Bylaws amendments were adopted, the 2026 budget was approved and the 2024 Meeting Minutes were adopted. A homeowner (Louise Hunter, address unstated) thanked Lloyd Nordhausen for serving as the HOA President. Another homeowner (Stephane Atencio – 4757 Julliard) asked as to the status of the RowCal representative (Derek Patterson), and the President indicated that the past RowCal representative was no longer employed at RowCal.

At 5:33pm the President recognized committee members from various committees. Several committees reported on their status, including the Hidden Canyon Landscaping

Committee (Jim Forman), UP Master Plan Committee (Gary Schmidt), Social Committee (Judy Walton) and the Welcome Committee (Judy Walton).

A homeowner (Stephane Atencio – 4757 Julliard) stated that the By-Laws required appointment of the Nominating Committee Chair on the day of the annual meeting. The President replied that the new By-Laws do not require that.

Voting Results

At 5:45pm the President announced the election results. For Board members: Tim Larson - 116 votes; Jim Mason – 199.5 votes; Jon Scott – 105.5 votes. Write-in votes were: D. Hatch – ½ vote; W. Hitchings – 1 vote; N. Bunker – 3 votes; L. West – 1 vote. The three Board members elected were Tim Larson, Jim Mason and Jon Scott.

The new By-Laws passed with 216.5 yes votes/20 no votes. The Meeting Minutes passed with 230.5 yes votes/6 no votes. The 2026 Budget passed with 135 yes votes/101.1 no votes.

New/Unfinished Business

At 5:50pm a homeowner (Eddie Klich - 1685 Colgate Drive) presented a letter concerning a drainage/flooding problem for approximately six homes on Colgate Drive. The President accepted the letter.

At 5:55pm door prizes were awarded, with almost a prize for every attendee. The President introduced the newly elected UPHOA Board members (Tim Larson was absent).

Adjournment

The meeting adjourned at 6:05pm.