

# UPHOA December 3, 2025 Special Board Meeting Minutes

**December 3, 2025, 4:01pm – 4:42 pm, Remote meeting (Zoom)**

**Presented by Wilson Hitchings, Secretary**

## Call to Order

The meeting was called to order at 4:01pm by the Board President, Jim Mason.

## Roll Call

A roll call was made, and a quorum was present. Board members present were Jim Mason, Jon Scott, Jim Forman, Judy Walton, Gary Schmidt, Tim Larson and Wilson Hitchings.

## Modify the Agenda

Jim Mason called for a motion to modify the published meeting agenda to accommodate the approval of the previous meeting's minutes. Judy Walton made the motion, Jim Mason seconded. A vote was taken; the agenda was approved unanimously with Tim Larson abstaining, as he hadn't attended the Nov. 24, 2025 meeting.

## Approve the Regular Meeting Minutes

The previous Meeting minutes for Nov. 24, 2025 were assumed to be approved with the agenda modification motion.

## Homeowner's Forum

Homeowner Penny Hubbard (2611 Rockhurst Boulevard) requested a financial review due to the departure of Derek Patterson from RowCal. James Mason stated that the financials were reviewed.

## New Business

None.

## Old Business

Committee reports were omitted due to the special purpose of the meeting.

### a. Based on findings and recommendations

Jim Mason stated his perspective that RowCal was focused on a status quo business model and did not support the UPHOA Board's vision going forward. "We need to do better" was his final comment. Gary Schmidt agreed with Jim Mason.

Judy Walton observed that RowCal seemed inaccessible as a company, attendance at UPHOA meetings was sparse and that the UPHOA should look elsewhere for management. Jim Forman stated that our \$5,000 monthly fee seemed high as some board members must perform duties within RowCal's scope of work. Jon Scott stated the Board previously voted to stay with RowCal due to Derek Patterson's service; once he left RowCal there is very little support from RowCal. Jon Scott observed that had Derek Patterson departed RowCal six months prior to his actual departure date, the vote to retain RowCal's services would have been different. Tim Larson stated that RowCal's national business model doesn't seem to allow flexibility in how to serve UP. He favored looking elsewhere.

Jim Mason stated that the selection of an HOA management company was a Board function that does not require a vote by the homeowners. The Board, however, is committed to transparency and wanted to provide UPHOA residents the opportunity to observe the Board's discussion and vote regarding our management company.

#### **b. Request for a Motion and a Second**

Jim Mason asked for a motion to select Dorman Association Management as the UPHOA's future management company. After much discussion and a request for contract negotiation and a legal review, Jon Scott made the following motion: The UPHOA should enter into negotiations, and following a legal review, formally engage Dorman Association Management to provide management services to UPHOA. Jim Forman seconded the motion.

#### **c. Board Discussion and Vote**

A vote was taken, and the motion was approved unanimously. Jim Forman stated that annual dues invoices will be sent as usual from RowCal, and that transition costs are within budget. Jon Scott stated that the UPHOA will benefit from the transition to Dorman Association Management.

### **Closing Comments**

Homeowner Penny Hubbard (2611 Rockhurst Boulevard) requested a reserve study as part of the negotiations with Dorman Association Management. Homeowner Stephane Atencio (4757 Julliard) recommended recovery of all related files from RowCal.

### **Adjournment**

The meeting was adjourned at 4:42pm.

## Motion Summary

- A motion was made, and approved unanimously, to modify the meeting agenda.
- A motion was made, and approved unanimously, to approve the previous special meeting minutes.
- A motion was made, and approved unanimously, for the UPHOA to enter into negotiations, and following a legal review, formally engage Dorman Association Management to provide management services to UPHOA.