

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

By telecommunications (Zoom)

February 12, 2024

The meeting was held by telecommunication (Zoom) and was called to order at 3:00 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

New Business:

The meeting was called to discuss the results of the recent in-person meeting with Ms. Penny Larson-Hubbard, Mr. Steve Atencio, Mrs. Deb Menza, Mr. Lloyd Nordhausen, Mrs. Judy Walton, and Mr. Ray Hendershot; to review topics related to a proposed Bylaw amendment and their possible petition for a special meeting.

At that meeting on February 7, 2024, the Board members informed the owners of the proposed outline for the process to update the Bylaws and the Board's plans moving forward.

The owners had three Bylaw amendments they wished the Board would consider instead of calling their special meeting (stating they had enough resident signatures). Summarizing the amendments: 1) To provide three options for handling secret mail-in ballots; double envelopes mailed to a PO box accessed only by the vote counting committee; ballots mailed to and counted by a third party; or electronic voting in lieu of mail-in ballots 2) Update that the Bylaws should be approved by a majority vote of the members versus the Board, and 3) Hold a second membership meeting outside the Annual meeting.

After a lengthy discussion with a question-and-answer period, a motion was made stating the Board supports the three proposed amendments in principle, presented by the group of owners. In addition, in the interest of representing the entire HOA membership, the Board will call a meeting, mid to late March, of the HOA homeowners to discuss the proposed amendments and the Board's plans to involve all the homeowners in the process of the updates, including the Bylaws, voting systems, and special meetings. The motion carried 7-0 in favor. Mr. Nordhausen will issue a response to Ms. Larson-Hubbard.

Mr. Forman reviewed an email from Ms. Larson-Hubbard regarding Reserves (and his proposed reply was emailed to the Board before the meeting), which was unanimously approved to issue.

There being no further business, the meeting was adjourned at 5:39 PM.

Respectfully submitted.

Nancy Bunker
Secretary