

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

3720 Sinton Road, Suite 200

June 8, 2023

The meeting was held in person at RowCal's office 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

* 7 residents were present

Owner's Forum / Hearings:

Three residents inquired about the maintenance responsibilities for two City Tracts at the south end of Rockhurst Blvd. and if the Association will take over maintenance duties. An Annexation document was discovered that transferred the landscaping care to the Association vs. the tract owner.

The owner of 1988 Quadrangle Court inquired into the timeline and review status for a recently submitted ACC request.

Three residents from Conservatory Point inquired about the hot tub screening/shielding requirements at 2383 Collegiate Drive; and concerns with dead trees and non-planted items. Discussion followed, and it was agreed that members of the ACC would meet with the owners on-site to discuss the screening requirements.

Secretary's Report:

The January and May Board meeting minutes were approved as amended.

Financial Report:

Mr. Forman and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed for April 30th. It was noted that the reports are not complete [Income Statement], and additional information needs to be completed. Total Assets are \$842,542.02, and Reserves are \$332,706.38.

The Cash Disbursement report for May was reviewed. It was agreed to call a meeting with the accounting department to finalize the financial transfer work from ZR Cinc to RC Cinc.

The AGED Receivables report was reviewed.

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

The 2023-2024 Project List was reviewed.

The water usage spreadsheet was reviewed. It was noted after the website update that the new CSU bills do not show the total cubic foot usage for each meter. The data may be somewhere else on the website.

The survey work for the boundary of Hidden Canyon, The Resort Apartments, and City Park & Rec. is underway.

Committee Reports:

Activity for the month was reviewed for the **ACC**.

Mrs. Bunker handed out a current copy of the Design Guidelines & Community Standards and the updated ACC Submittal Form; so, everyone is familiar with the most current version.

Activity for the month was reviewed for the **Landscaping Committee**.

Inspections took place May 30th to June 3rd.

Activity for the month was reviewed for the **Welcoming Committee**.

The monthly crime report maps were reviewed.

Mr. Forman reviewed information from the **Hidden Canyon Landscaping Committee**.

It was noted that a vote of the 51 members could amend the Covenants for Hidden Canyon. Mr. Forman and Mr. Patterson will work on obtaining an editable version of the Covenants.

Mr. Patterson reviewed information for **The Bluffs** – Detention Basin.

The yearly review for the Stormwater BMP was conducted and submitted to the City, and no discrepancies were noted.

Old / New Business:

It was learned upon investigation of the City Tract ownership on south Rockhurst Blvd. that some Annexation documents were made shortly after the City approved the development. It was noted that Tracts A and B are to have any landscaping maintenance conducted by the Association versus the Tract owner, the City. An on-site meeting will be held to determine the scope of work, and then that will be submitted to the landscapers to see if the yearly contract will need to be amended.

The Chase bank account was closed, with \$137,432.57 obtained, and one of the Waypoint Bank accounts also closed, with \$136,824.01 obtained. These amounts will be used to start a new RBC Canada reserve investment account, with Mr. Nordhausen, Mr. Forman, and Mr. Patterson as account signers.

Mr. Patterson submitted a bid to remove the turf grass at the Saxon entry, north side, and new rock installed. Photographs were reviewed. A motion was made to approve the bid, which carried 7-0 in favor.

Mr. Patterson submitted a handout for the Board to review regarding Senate Bill 23-178 (Xeriscaping and other Water-wise Landscaping Requirements). The ACC and Mr. Patterson will work on creating a list of guidelines, so the Association complies.

Mrs. Bunker briefed the Board on two recent calls she made to the CareTeam and the slow or no response she received back, and then details about a third call to Mr. Stephenson regarding the Cinc WebAxis Board portal. Mr. Patterson was able to restore her access, and also that for Mrs. Butts.

Mr. Patterson noted that Hidden Canyon Park has several dead turf areas despite the continued rains (last year's bid for overseeding was \$7k). There was discussion on what could be done (native grass areas, more rock, landscape features, etc.), and Mr. Forman said he would ask some of the HC residents for their input.

There being no further business, the meeting was adjourned at 5:32 PM.



Derek Patterson
Property Manager