

University Park Homeowners Association, Inc.

Board of Directors Meeting Minutes

3720 Sinton Road, Suite 200

August 10th, 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
Judy Walton	Director at Large
Derek Patterson	Property Manager
Excused Absence: Ray Hendershot	Director at Large

* No residents were present

Owner's Forum / Hearings:

There were no Hearings, and no members were present.

Secretary's Report:

The July meeting minutes were approved as submitted.

Financial Report:

Mr. Forman and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed again for June 30th, as many changes were completed. Total Cash is \$222,202.08, and the HC Savings is \$3,161.86. Total Reserves are \$448,930.75. It was noted there are fourteen (14) notes and/or AI's into Finances for additional adjustments or clarification. A question-and-answer period followed. It was agreed that due to the timing of getting approved finances, the Board packets would be two months behind (June finances reviewed in August, etc.)

The AGED Receivables report was reviewed.

The first draft of the 2024 Budget was reviewed, including the Hidden Canyon budget. Numerous line items were reviewed in detail with a discussion on changes, whether they were increased or decreased, and a question-and-answer period followed. It was agreed to add an Operating Contingency line item for next year. There is no proposed dues increase at this time.

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

The 2023-2024 Project List was reviewed.

It was noted the yearly garage sale had a great turnout, and the community picnic was a success.

The turf-to-rock conversion at the Saxon entry is completed.

Committee Reports:

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

Mrs. Bunker handed out a proposed update to the Rules for Section 3.6. Discussion followed. A motion was made to approve the update, which carried 6-0 in favor.

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

Numerous notices were issued (11 pages). Reinspection will be done the week of August 23rd.

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

Mrs. Butts reviewed a handout at the meeting.

A motion was made to appoint Mr. Rogers to the **Wildfire Mitigation Committee** and have Mrs. Mason co-chair. The motion carried 6-0 in favor.

The monthly crime report maps were reviewed.

There were no updates from Mr. Forman for the **Hidden Canyon Landscaping Committee**.

There were no updates for **The Bluffs** – Detention Basin.

Old / New Business:

A request was made to see if the Association will take over the maintenance of the City pet station on Butler Court. The City is not consistently filling the pet bags. Mr. Patterson will see if he can find a volunteer on that street.

Mr. Patterson reviewed Collegiate Drive's final landscaping rejuvenation plans from the Association's landscape architect (3 phases/plans, scope of work, timelines, design specifications, etc.). The plans will be sent out for bid to determine what phase will be done this fall/winter and spring.

It was noted that Mr. Foreman will run for another term at this year's Annual meeting.

There being no further business, the meeting was adjourned at 4:50 PM.



Derek Patterson
Property Manager