

**University Village HOA Board Meeting
April 14th, 2023
3.00 PM**

Board Members in attendance:

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| Yichen Yang | President |
| Geir Tonnessen | Vice President/Secretary |
| Brett Nalezinski | Treasurer |
| Kari Rodriguez | Property Manager, All County |

Call to order

The meeting was called to order by the Kari at 3.00 PM

1. Landscaping contract Greener Grass

The board discussed landscaping, and agreed that it would be wise to consider areas for xeriscaping given the water situation and expected rate increases in El Paso country, and the consequent need for saving water and money. The board has learnt through conversations with a couple of other landscaping companies that they would be considerably more expensive than Greener Grass. The board decided not to put out the landscaping contract for a formal bidding process this year, but instead look into various options for xeriscaping. In the meanwhile, it was decided to renew the contract with Greener Grass.

2. Vote on asphalt repair

The board discussed the asphalt situation in the community. Dialogue with various asphalt companies has indicated that the asphalt surface is stable, and that resurfacing will not be needed for approximately 10 years (in 2033), *as long as regular maintenance is undertaken*. A seal coat is planned for 2025. Kari gave an update on the preliminary status of owners' voting to approve the board's proposal to spend up to \$ 27,500 for potholes and seals repairs asphalt repairs. The board decided to move forward quickly in case the owners approve.

3. Unsatisfactory fence stain job

The board is *not* satisfied with the job performed by the painter hired to stain the fence between the duplexes and the fourplexes. Following complaints from several owners, the board has decided to not pay the painter in full, and to hire another painter to redo the areas of the fence that has not been satisfactorily stained.

4. Dog registration

There are still considerable problems with dog poops in certain areas of the community in spite of this problem being highlighted to owners over the past two years, and in spite of the services provided by PooPrints.

The board discussed the annual registration of dogs, and renewal of dog registrations for 2023, including DNA sampling in cooperation with PooPrints. Kari will schedule a time and inform residents. She will also follow up to ensure that dog registration fees for 2023 is collected. The board agreed that given the covenants' restrictions on dogs being walked outside within the community (reaffirmed by owners during last annual meeting), it will be the owners' and property managers' responsibility to communicate those restrictions to potential renters, also in their marketing materials (ref. Zillow ads). Kari proposed to address this in an upcoming newsletter to owners.

5. Trash Tote violations

Many residents particularly in the rental area of the community, leave their trash totes out for several days following garbage pick-up. The board has vigorously inspected and followed up in recent weeks – and many violation letters/e-mail have been sent out. The situation has improved somewhat, but some residents are still violating the rules. In particular, there are some residents that leave the totes out on their front porch *on a permanent basis*. The board decided to increase enforcement, including through fines.

6. Newsletter and President's letter

Kari will prepare a newsletter in the near future to address practical issues of concern.

7. Manager's report

The board expressed concerns about some of the bills from PooPrint and asked Kari to look into this. The board also noted that snow removal expenses have also been higher than normal.