

The University Village Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 18, 2009

The November 18th, 2009 Board meeting was called to order by President Trapp at 10:00 A.M. at Z&R Property Management. Those present were:

Art Trapp	President
Sheila Mayo	Secretary
Bob Oleyar	Treasurer
Darren Burns	Property Manager
Bob Bissey	Property Manager

Owners present: None

Others present: None

There were no previous minutes available.

Manager's Report- Z&R provided an inventory list of documentation received from the previous management company, including the Association's governing documents, financial report, insurance documents, tax information, contracts, maps, certain minutes, legal documents, reserve study report, homeowner files and blueprints. Ms. Maio mentioned Associa should also have a pet station key and box of baggies.

There was no continuing business.

New business- Z&R presented the 2010 draft budget with numerous minor changes. The budget does not include an increase in homeowner dues for next year. Mr. Trapp moved to approve the budget with three changes (adding a worker's comp. policy, conducting a full/transition audit vs. a return and canceling Cheyenne Mountain Security). Ms. Maio seconded and the Board unanimously approved the budget. Then, the Board reviewed the legal services proposal from the firm of Orten, Cavanaugh, Richmond and Holmes. Needing more time to properly review the proposal, the Board tabled the issue until the next regular meeting.

The Board directed management to contact Weisburg Landscaping and obtain an addendum to both contracts (lawn maintenance & snow removal) so they will expire at the same time in the spring of 2011. The contracts currently have separate expiration dates. The tree wrap estimate was approved (32 trees for \$400 total). Finally, Mr. Bissey noted the Association's insurance was mostly adequate but that a nominal worker's comp policy should be added to protect the Association. Mr. Bissey will contact Six & Geving and ask them to proceed with the necessary paperwork.

Z&R will contact Avery Asphalt to obtain a copy of the contract for the work they did earlier this year. There is 1 location on University Village View that needs attention (water main sleeve is missing and needs to be replaced).

General discussion ensued regarding the native area along the north border of the property and what options the Association has for getting rid of it.

There being no further business, the meeting adjourned at 11:41 A.M. The next meeting is the annual on November 30th. The next Board meeting is December 16th at 10:00 A.M.

Art Trapp
President

Darren H. Burns
Property Manager