

The University Village Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 20, 2010

The January 20, 2010 Board meeting was called to order by Art Trapp at 10:00 A.M. at Z&R Property Management. Those present were:

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| Art Trapp | President |
| Sheila Maio | Secretary |
| Bob Oyer | Treasurer |
| Mike Mellinger | Property Manager |
| Darren Burns | Property Manager |

Owner Forum: Mr. Lee Brollier, Owner of 5632 University Village View, brought up a white Cadillac that has been parking almost daily in front of the mailbox kiosk. Everyone was asked to keep an eye out for future occurrences. The Owner's forum was closed at 10:14 a.m.

The November 18, 2009 minutes were reviewed and approved as amended with the last names of Sheila and Bob getting corrected. The December meeting was cancelled due to inclement weather.

There was discussion on officer positions for the coming year. Sheila made a motion to elect officer positions as follows and the motion carried unanimously:

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|-------------|-----------------------|
| Art Trapp | President |
| Sheila Maio | Vice President |
| Bob Oyer | Secretary / Treasurer |

Financial Report – The Financial reports were reviewed. There was discussion about the liability on the balance sheet represented by the term “Loan to Cash.” This amount needs to be paid to the reserves as it was apparently put into cash from the reserves earlier in the year to assist with cash flow. There were general discussions on snow removal and how to improve to service. Mike also notified the Board that he would be doing a full property walk and address audit to clarify the exact number of duplexes and four-plexes. Z&R has had difficulty sending out mailings to renters because of the way Owner's accounts are currently set up.

Continuing Business – 5637 has submitted a request to fence in the back of their patio area along with the grass that extends beyond the patio. Mike will contact the Owner and ask for more information. The Board unanimously denied the request unless management brings some new facts to light. The Board discussed posting signs telling residents not to recreate in the private areas behind homes.

There was discussion about revising the rules and regulations, so everyone was asked to review them and come up with any possible changes. The Board reviewed the collection fees charged by the firm of OCRH and determined that the best option was to proceed without retainer fees.

New Business- Bob mentioned that one of the speed bumps has been damaged by the snow removal crews and will need repair. Darren recommended waiting until spring so the repair could be grouped in with a larger phase of repairs (pot holes, etc.) for a better cost benefit.

Other Action Items –

1. Send Art a copy of the Waste Management contract.
2. Revise the Weisberg contracts to all renew at the same time in 2011.
3. Straighten the street sign at the corner of Drexel and University Village.
4. Handicapped sign on the ground beside 5705 Drexel Point.
5. Notify Qwest about phone box by 5705 Drexel Point getting hit by car bumpers.
6. Verify address of resident performing vehicle repairs on Appalachian Way.

There being no further business, the meeting adjourned at 11:35 a.m.

Art Trapp
President

Darren H. Burns
Property Manager