

**The University Village Homeowners Association, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February 17, 2010**

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The February 17, 2010 Board meeting was called to order by Art Trapp at 10:10 A.M. at Z&R Property Management. Those present were:

Art Trapp	President
Sheila Maio	Secretary
Mike Mellinger	Property Manager
Darren Burns	Property Manager

*Absent: Bob Oyer Treasurer*

Owner Forum: None.

The January 10, 2010 minutes were reviewed and approved as submitted.

**Financial Report** – The Financial reports were reviewed. There was continued discussion about the liability on the balance sheet represented by the term “Loan to Cash.” There was cash left in the operating account at the end of January, but no payments were made to reduce the loan. Darren referenced that the prepaid dues were significant, thus the actual amount of actual cash available to pay back the loan was lower than it appeared on the balance sheet. Currently, the snow removal expenses are accrued over 12 months. Darren will work with bookkeeping to allocate the snow removal budget over the months of Jan. – Apr. and Nov. – Dec.

**Manager’s Report:** Darren summarized Mike’s inspection report, which was a detailed spreadsheet showing every dog feces violation on the property and a status of the violation. Behind the spreadsheet was a copy of every violation letter written in conjunction with the list. In order to save administration expenses, the Board approved the report to be submitted in each meeting packet in lieu of the multiple letters. Once the cleanup deadline for the feces has passed, Weisberg landscaping will be contracted to remove the feces and the responsible owners will be back billed.

Mike provided a report on the action list he prepared from the January meeting. Mike also reported on another spreadsheet identifying every vehicle tagged for towing during January. 9 vehicles were tagged and three were eventually towed.

Mike informed the Board about ongoing parking violations at the end of Golden Gate. There are 4 spots in the middle of the cul-de-sac, but people are parking on both ends of this area expanding it to 6 spaces. This would prevent a fire truck from being able to turn around, so certain areas will be striped off to prevent parking and an extra sign will be added as well.

**Continuing Business** – The revision of the Rules and Regulations will be placed on the March agenda. Everyone is asked to submit their suggestions and changes to Mike by no later than March 10<sup>th</sup> and Mike will distribute the final draft to the Board after which time it will be forwarded to legal counsel.

**New Business**- The doggie bags by the mailboxes need to be refilled. Darren will check with Waste Management on the high fuel surcharges and the full audit is underway.

**Other Action Items** –

1. Revise the Weisberg contracts to all renew at the same time in 2011.
2. Handicapped sign on the ground beside 5705 Drexel Point.
3. Notify Qwest about phone box by 5705 Drexel Point getting hit by car bumpers.
4. Verify address of resident performing vehicle repairs on Appalachian Way.

There being no further business, the meeting adjourned at 11:00 a.m.

Art Trapp  
President

Darren H. Burns  
Property Manager