

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

The March 17, 2010 Board meeting was called to order by Art Trapp at 10:00 A.M. at Z&R Property Management. Those present were:

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

Owner Forum: None.

Mike briefed the Board on the inside page of the information packet covers provided at each meeting. The Board Members were asked if the Association had any preferred vendors for specific maintenance requirements and Holladay Grace Roofing was brought up as the preferred roof vendor.

The November 2009 and February 2010 minutes were reviewed and unanimously approved as submitted.

Financial Report – The February Financial reports were reviewed. The year to date accounting fee budget figure is approximately \$1000 over budget as a result of the completion of the 2009 Audit conducted by an independent third party CPA firm. The cost of the audit was paid in February while the annual budget for the audit was accrued over 12 months, thus creating the variance on paper.

Darren will have the future reports amended to put the entire audit allocation into March to balance out the variance. Year to date, the Association is \$150 over budget and no Owners are in collections. The trigger for collections is when an Owner owes an amount that exceeds three months worth of assessments. Darren was asked to discuss the fuel charges with Waste Management to see if they were waived under contract.

Manager's Report - Mike informed the Board that he conducted a full insurance review of the existing policy from Associations Insurance Agency and received a competitive bid from the O'Donnell Agency, with Mark O'Donnell as the agent. In addition to more comprehensive coverage, the O'Donnell Agency bid was \$1100 less than the existing policy. Sheila made a motion to accept the bid from the O'Donnell agency and the motion carried unanimously.

The light pole on University Village View is owned by and should be repaired by the City if it has not simply been turned off as a result of budget cuts. The light at the mailbox kiosk is in need of maintenance.

Mike reported that the Berkshire apartments approached the Association about erecting a fence between the properties as a shared expense. Mike will investigate the costs and the percentage of those costs for each participant, but the Board did not express much enthusiasm over the idea.

Continuing Business – There was a general discussion of the Rules and Regulation. Mike presented the Board with another set of rules from a client as an example the Board could follow. The final draft of the rules will be reviewed in April.

New Business- The Board discussed various ACC issues and pre-approved colors for items such as storm doors and the best methods for enforcement of ACC provisions.

There being no further business, the meeting adjourned at 10:23 a.m. The next meeting will be held on Wednesday, April 21, 2010 at the offices of Z&R Property Management at 10:00 a.m.

Art Trapp
President

Darren H. Burns
Property Manager