

**The University Village Homeowners Association, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 21, 2010**

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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	Vice President
Bob Oyer	Secretary/Treasurer
Mike Mellinger	Property Manager
Darren Burns	Property Manager

Owner Forum: None.

The March 2010 minutes were reviewed and unanimously approved as submitted.

**Financial Report** – The March Financial reports were reviewed. The year to date accounting fee budget figure is approximately \$1100 over budget for the year to date as a result of Snow Removal, Mike explained that the annual snow removal budget was approximately 50% spent and the likely snow events are about 60% over.

**Manager's Report** – Mike reported on violation letters noting that violations are down 80% from the first round of letters. Still primarily Feces and Trash Totes.

**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 current version of the rules will be sent to OCRH for review and discussed at the May Board Meeting.

**New Business**- The Board discussed various a request from 5649 University Village View about a screen door install, adding a movable fence for units back patio, Fence extended to the side walk next to their unit and that the fence be repaired. The Board requested that Mike investigate options to be presented at the May meeting.

There being no further business, the meeting adjourned at 11:00 a.m. The next meeting will be held on Wednesday, May 19, 2010 at the offices of Z&R Property Management at 10:00 a.m.

Art Trapp  
President

Mike Mellinger  
Property Manager