

The University Village Homeowners Association Minutes
November 11, 2013

Present: Arthur Trapp, President
Robert Oyer, Treasurer
Debbie Deming, Secretary
Michael Mellinger, Property Manager, Z & R

Meeting Started 10:05
Meeting Adjourned: 12:05

Last meeting minutes were approved.

Dog waste is picked up every other week.

We have a three year contract with Waste Management. Mike will check the existing contract to determine the expiration. He will make a notation so as not to have the contract automatically renewed and he will get new bids from other trash removal companies at the appropriate time.

Mike gave the Manager's Report which consisted of September and October Financials. Since we are under budget for water this year, the board will be looking into incorporating more xeroscape areas. The next area to have this landscaping upgrade would be 5705 Drexel Point.

Legal Status Reports, Work Order Summary and Property Inspections were next on the agenda.

Illegally parked vehicles were addressed. Vehicles that are not able to be driven or have expired plates, as well as vehicles longer than the driveways are not in compliance with the rules and a warning notice to move the car immediately or have it towed is displayed on the vehicle. Although the notice says "immediately", it is usually 72 hours before that vehicle is towed. If the vehicle has not been moved within 72 hours, it will be towed. If a vehicle is parked in a fire lane or handicap parking spot, that vehicle will be towed immediately. An owner is given only one notice.

Collins Towing is the company that is used.

Property Inspection:

Items needing attention and will be scheduled for repair:

2263 Golden Gate (page 27) - drain pipe will be cleaned out

Towson & Appalachian (page 29) - the grade will need to be changed due to standing water and a drain pan installed. This may have wait until next year to be addressed.

The repair for the long fence shown on Page 30 is the responsibility of the HOA but due to the extent of repair and cost, it was agreed to leave it as is for now.

New Business: Resolution of UVHOA regarding policy and procedures for collection of unpaid assessments was reviewed. After this resolution has been signed by the President of the Board, it will be posted on the website and sent out to all owners. With regard to foreclosures, the board meets and determines each on a case by case basis. A special meeting can be called and the owner that is in default will have already been notified by their lawyer.

A letter regarding a proposed limited amendment to the Declaration of Covenants, Restrictions and Easements was signed by both Art and Bob and will be sent out this week. This letter, along with the Resolution pertaining to the new collections policy will be sent at the same time. Each property owner will receive an official ballot with this mailing asking them to vote to either approve the amendment or not. They can do this electronically or through the mail. Any ballots that have not been signed and returned will have follow up every 30 days until a proxy is reached.

The next board meeting is scheduled for January 20 at 10:00 at the Z & R Conference Room.