

The University Village Homeowners Association Minutes
January 16, 2017

Present: Arthur Trapp, President
Robert Oyer, Vice President
Linda Schlansker-Wilfling, Treasurer
Kathleen O'Leary, Property Manager

Meeting Started 10:00 a.m.

Meeting Adjourned: 11:00 a.m.

Last meeting minutes November 21, 2016 minutes approved unanimously

Homeowner Discussion: None

Manager's Report: Board packets do not need to include invoice detail – note for next meeting. Financials were reviewed and Kathleen made note of actual vs budget expenditures were slightly over budget with most of that going to snow removal expenses of \$10,739. Reserves are \$76,049.23. Accounts receivables are \$37,847.26 which is mostly the assessments that have not yet been paid. Owners have until June 15, 2017 to pay without late fees. Bob asked how much of the cash operating total of \$33,475.40 is the assessment payments. Kathleen to inquire to Books and get back to the Board. Linda questioned the Water expense lines and why there was charges in December (when no water should be used). Kathleen inquired to Books and in October Utilities charged a deposit fee until we signed up for auto-pay. Once the HOA was signed up they did get a refund. There is now a credit balance that will go into 2017. Books is looking more into this to get more information for the Board and Kathleen will send it out.

Continuing Business: Landscaping renewal update – Greener Grass was selected as the contractor to complete this project after the Board reviewed two other bids – one from Weisburg and one from Unlimited Landscaping. Anthony will be attending the monthly walk through on Thursday to discuss the project. The Board would like to have it completed by fall for the entire property if possible. Linda asked to request Greener Grass to make sure to put ice melt on steps by mailbox (this has been done).

New Business: Linda reports some possible tampering of the mailbox units. She was going to check on this with the Postal carrier. She also requested Kathleen to look into possibly getting some kind of solar lighting in the Mailbox area as it can be quite dark. There is also a light pole that is flickering near the mailboxes that has been requested to be fixed (this has been completed).

As the Board has items they want to bring to the Homeowners attention they will let Kathleen know to send out email blasts with the information.

The next meeting is March 20th, 2017 at 10AM at Z&R office.