

University Village HOA Board Meeting

January 15, 2018

Z&R Property Management Office

Members in attendance:

Bob Oyer, President

Geir Tonnessen, Vice President

Deborah Deming, Treasurer

Linda Wilfling, Recording Secretary (non-voting member)

Kathleen O’Leary, Property Manager for Z and R

- I. Meeting began at 10:05
- II. Homeowner Discussion
Anthony Vacca, 4-plex owner, joined the group to share some information related to street repair. He and Gier had done a walk-thru to evaluate the condition of the streets in the HOA and had received feedback and estimates from 3 vendors. Anthony will forward these estimates to Kathleen for review. Anthony had comments about the most recent landscaping project and questioned what he called “stark” plantings. The board responded to his concerns and explained that several factors may have contributed to this, ie drip line availability, interference with utility lines, and/ or cost effectiveness.
- III. Previous Meeting’s Minutes
No corrections were made to the November minutes. Debbie moved that the minutes be accepted and the minutes were approved as written by the Board.
- IV. Manager’s Report
Kathleen reported that the HOA had \$52,193.79 in Reserves as of Dec. 31, 2017. As of that same date, we were only \$115 over budget for all operating expenses. Snow removal was actually \$2000 under budget. Aged accounts receivable looks good, with only one small outstanding payment due.

V. Property Inspections/Violation reports

Both property violations, noted in December, were resolved and closed.

VI. Continuing Business

In looking forward to the new year, the Board discussed additional landscaping as a needed project. The most recent landscaping project addressed the fronts of properties, but the sides and backs have not yet been addressed. Anthony, from Greener Grass will join the Board on their monthly walk through of the property, and make suggestions for Phase 2 and 3 of the Landscaping renewal project. Additional bids will be solicited from other vendors.

Debbie Deming read a letter from the past President, Art Trapp, with his recommendation on moving forward with the landscaping phase 2. He stated he would support any decision the Board would make.

VII. New Business/ Street Repair discussion

Street repair has risen to a priority level, as the streets age and fall into disrepair. The Board recognizes this need and is in the process of determining the scope of the project and reviewing bids. Vendors, wishing to be considered for this project, will be invited to do a walk- through of the property and submit bids accordingly.

VIII. Hearings

No hearings for this meeting.

IX. Adjournment @11:15 A.M.

Next meeting of the board will be March 19,2018 at 10:00 A.M. at the Z & R Property Management Office.

Minutes submitted by :

Linda Wilfling, Recording Secretary