

University Village HOA

Board Meeting

(via GotoMeeting)

January 26,2021

10:00 am

Board Members in attendance:

George Chasse	President
Geir Tonnessen	Vice President
Linda Wilfling	Recording Secretary
Darren Burns	Property Manager for Z & R Property Management

I Call to Order

The meeting was called to order by Darren Burns at 10:00 am.

II Minutes from Previous Meeting

The minutes from the October 29th Board meeting were reviewed and approved.

III Homeowner Discussion

No homeowners attended the meeting to discuss concerns or to offer suggestions.

IV Manager's Report

Darren reported that the HOA ended the year in excellent shape financially. Accounts receivable were \$450.00, Cash Operating \$23,577.99, and Reserves \$83,889.55. Expenditures from the Reserves fund were \$20,095 to address tree trimming, removal of dead trees, asphalt repair and installation of a fence. The efforts of the HOA to reduce water consumption were reflected in considerable water savings. Overall the HOA was under budget for 2020.

V Unfinished Business

a. Handrails

At the October Board Meeting, the Board discussed a homeowner request for installation of wooden rails at several of his properties. The Board denied his request. The Board agreed there should be a consistent look for railing within the property and that only black metal railing would be approved. One exception to that requirement is for several properties that appear to have had rails installed when the units were built. Owners who have installed rails of wood or other materials, will be sent letters requiring they be replaced with the approved metal railing. All modifications to properties within the HOA must be approved by the Board before work is to begin.

b. Darren is in the process of seeking bids for additional solar lighting in certain areas of the HOA.

c. The Board is still seeking guidance regarding boundary and deed lines in response to a homeowner's request to have the HOA remove protruding stumps from the back of his property. The required ILC has not yet been received to help in this determination of ownership.

VI New Business

a. The Board received a request to install French Doors in the back of townhome unit 5601. Members were favorable to this request, but asked to see pictures before a final approval is granted. The Board will send notification to the homeowner once the pictures are received.

b. Ice on streets remains a concern. It was suggested that buckets of a salt/sand mix be placed in strategic locations, near the entrances of the HOA, for use when ice prevents entry/exit into the complex.

c. Dog issues continue to be a concern. There are increasing amounts of dog feces around certain areas where dogs reside. Two dogs were seen with their owner at 5746 University Village View. Upon checking the dog registration list, these dogs are NOT registered and owners face a potential \$250. fine for non- registration. A letter will be sent to the owner of this unit. It was also mentioned that other dogs reside in the HOA and are not registered. Letters will be sent to owners of these properties. Dog registration is a requirement of the HOA and stiff penalties will be imposed on those who have not registered their pets.

d. Comcast Service agreements with the HOA are now up for renewal. These agreements allow Comcast to have exclusive rights of marketing within the HOA. For this privilege, the HOA received profit sharing from the company. This agreement

does not prohibit other companies from installing cable in the HOA, but they cannot market their products . Darren is now working on some revisions to the original contract with Comcast and a final agreement should be reached soon.

VIII Adjournment

Meeting was adjourned at 11:16 am.

The next meeting of the HOA Board will be March 23 at 10:00 am.

Minutes submitted by:

Linda Wilfling

Recording Secretary