

**The University Village Homeowners Association Minutes**  
**July 17, 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: 11:30 a.m.

**Last meeting minutes** May 15, 2017 minutes approved unanimously

**Homeowner Discussion:** No homeowners were present. Bob reported that a homeowner told him his mailbox was broken into. Bob will tell him to contact the post office. Linda suggested an email broadcast to alert owners about the vandalism.

**Manager's Report:** Financials were reviewed. The cash operating line includes the payments made for the assessment - \$77,286.86. Reserves are \$87,544.27. All assessments have been paid for the landscaping project. The year to date actual expenses versus budget are way under budget due to the fact the landscaping project work has not been paid yet (to be paid when project is completed).

**Continuing Business:** Landscaping Project update: Anthony from Greener Grass was present to answer questions from the Board on the status of the project. Linda asked about the process for removal of existing rock and debris, and to confirm that it is being done effectively as she had a homeowner asking her about it. Anthony confirmed that if it is good, clean rock it is being reused, but if there is a lot of dirt and weeds it gets hauled off. The project has taken longer than anticipated for many reasons, including weather, identifying more drainage work required, and crew problems. He is hopeful to have it completed within the next 4 weeks. So far, he has hauled out 90 tons of debris and rock, hauled in 155 tons of rock, and planted over 50 shrubs. All Board members agreed that the work looks great so far. Any shrubs that die will not be replaced until next year. He asked that we request homeowners and 4-Plex owners to water the new shrubs, if possible – Kathleen will include this request in the email broadcast.

**New Business:** Kathleen pointed out that the drainage work by Appalachian View had been completed by Rocky Mountain but it had been vandalized 3 times. The Board also asked Kathleen to review the continuous drainage issue by the mailboxes. Further, the Board asked Kathleen to send out a trash holiday schedule via email. Linda asked Kathleen to take a look at the back patio fences along the units on Saxon and send letters where needed.

**2018 Budget discussion:** The worksheet that Kathleen prepared for budget discussion purposes was reviewed. The Board discussed the options with regard to raising the dues to cover future expenditures for road and gutter repairs, completion of landscaping and other drainage issues, as well as funding the Reserve account as recommended in the 2016 Reserve Study. Kathleen is to prepare the annual budget to include a 20% increase in dues – this will be included in the annual meeting packet. Kathleen will get it to the Board for their review.

The next Board meeting is the morning of September 18<sup>th</sup>, and the Annual meeting is right after that at 11:30AM to be held at the Falcon Police Station.

Submitted by Kathleen O'Leary