

University Village HOA Board Meeting

July 16, 2018 10AM

Z&R 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 & R Properties

I. Meeting was called to order by President, Bob Oyer at 10:00 o'clock.

II. Homeowner Discussion

No Homeowners were present to discuss concerns or to provide feedback.

III. Minutes from the May Board Meeting were read and approved as printed.

Comments were made regarding how well the asphalt project and Phase 2 landscaping have improved the appearance of the community

IV. Manager's Report

Kathleen reported that letters were mailed to owners, regarding the change in trash collection service. Springs Waste will begin service on Tuesday, August 7. Financials were reviewed and found to be in order. An invoice for the Phase 2 Landscaping project has not yet been received, but the Board agreed to pay the bulk of the cost from Reserves and the remaining \$5,000 from Cash Operating funds. Nothing of significance was noted on the Work Order Summary.

V. Bank Reports

Bank Reports were reviewed with no issues to report.

VI. Property Inspections

Only one violation was noted for the past property inspection.

VII. Continuing Business

- a. Aged accounts receivable: only one delinquent account noted.
- b. Phase 2 landscaping project completed in June.
- c. Mailbox issues appear to have been resolved with the installation of a new security light and bright red warning signs about mail tampering being a federal crime.
- d. Efficacy of new Pet Waste Stations. It appears that these have made a difference in the amount of pet waste on the property. Kathleen will contact the Waste Collection Company and get feedback if additional stations are recommended.

VIII. New Business

In an effort to address water consumption for the HOA, a representative from the Utility Company's Conservation Unit was invited to attend the meeting and talk about water conservation possibilities. Catherine Moravec, from the CSU water services division and a horticulturist, described the ways in which the Utility Company can be of help in maintaining attractive landscaping while keeping water bills to a minimum. The Board agreed to look at these options in addressing the water consumption concerns:

- 1) Conduct a Water Usage Analysis to determine if landscaping is being watered appropriately. The Utility Company will review water bills over a period of several years and compare usage to typical landscape water needs.
- 2) Request an Irrigation Audit to determine if the proper equipment is being used for watering. An Irrigation Specialist will conduct an

inspection of sprinkler heads, irrigation lines etc. and make recommendations. Opportunities to reduce waste and better manage water are outlined in their report.

- 3) The Board will make a visit to the CSU Xeriscape Demonstration Garden prior to the next meeting. Catherine also offered to complete a landscape health survey if we request it.

Kathleen will follow up with Catherine on these action items.

A new budget for 2019 will need to be developed prior to the next meeting in September, which will also be the annual community meeting. Kathleen will develop a draft budget and send to Board Members for changes and/or approval. New budget will be presented at the September 10 Annual HOA meeting.

In preparation for the Annual Meeting the Board discussed their continued participation for the coming year.

- IX.** Hearings
None

- X.** Adjournment @ 11:25.

The next meeting of the Board will be on September 10, 2018 prior to the Annual HOA meeting. Meeting place: Falcon Police Station.

Minutes submitted by: Linda Wilfling, recording secretary.