

**The University Village Homeowners Association Minutes**  
**March 20, 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: 11:25 a.m.

**Last meeting minutes** January 16, 2017 minutes approved unanimously

**Homeowner Discussion:** Leland and Gayle Brollier were also in attendance and were inquiring as to status of the Landscaping project. This was discussed at length with Anthony from Greener Grass. See summary below under Continuing Business.

**Manager's Report:** Financials were reviewed - Cash operating line includes the payments made for the assessment \$63,272.67. Reserves are \$79,882.54. There are currently only two owners that have not paid any payments on the assessment. Owners have until June 15, 2017 to pay without late fees. Kathleen reviewed the spreadsheet she put together to summarize the utilities water billing for 2015 compared to 2016 to show that there was no over billing – this was requested at the last meeting due to the refunds that were given by utilities that were posted in January and February of 2017. This credit balance will go forward into 2017 comparisons.

**Continuing Business:** Landscaping renewal update: Anthony from Greener Grass was present to answer questions from the Board on his latest project plan and proposals for completion. All agreed this project has grown in scope from simply doing stump removal to becoming a full landscape renewal to include grading and drainage and going from mulch to rock. Anthony then left the meeting. The Board feels strongly doing this is required to have long term sustainability and to keep property values up as well as to appeal to any new tenants. The Board voted to approve all 3 phases of his proposal for a total of \$99,630 to include front yards only at this time. All agreed that once it has been completed that it should be emphasized to all residents to keep it looking nice. The project will be started in mid April and anticipated to take 4-8 weeks to complete.

**New Business:** The board reviewed the latest insurance premium information and asked Kathleen to follow up with specific questions on the deductible amount and which fencing sections are covered.

The next meeting is May 15th, 2017 at 10AM at Z&R office.