

The University Village Homeowners Association Minutes
May 15, 2017

Present: Arthur Trapp, President
Robert Oyer, Vice President
Linda Schlansker-Wilfling, Treasurer
Deborah Deming, Secretary
Kathleen O'Leary, Property Manager, Z & R

Meeting Started 10:00 a.m.

Meeting Adjourned: 10:50 a.m.

Last meeting minutes for March 20, 2017 were approved. Once approved; they will be added to the website.

Kathleen explained that she will be looking into a new location for the annual meeting this year since the Fire Station that we normally use is not available for September 18th.

Homeowners are allowed to attend the board meetings, but need to understand that some material is confidential and that they cannot be allowed to stay during this time.

Manager's Report:

The March/April financials were reviewed. Kathleen said all homeowners have paid the special assessment, except for one homeowner who is paying in installments per the option that was allowed. The amounts received from the special assessment are included in the cash operating figure at First Bank. We should be able to add approximately \$2,000 per month to the reserve fund. The Electric expense was over budget simply because nothing had been budgeted for the streetlights which were billed in one lump sum. Average electric bill is approximately \$70 for 10 street lights. Dog waste is picked up every other week. Kathleen will check to see why \$215 was billed for this is March, but \$255 was billed in April.

Anthony with Greener Grass began the landscaping renewal plan on 5/7/17 and should be finished by the end of June, weather permitting.

Kathleen explained that the towing company will be tagging illegal vehicles. There needs to be 72 hours from when a vehicle is tagged before it can be towed. If a car hasn't been moved in 3 days, it can be tagged for being abandoned. Cars parked longer than 10 minutes at the mailbox parking spaces can also be tagged. Homeowners can self-police and advise the towing company of violators.

A property inspection is scheduled for Thursday, 5/18. Attention will be given to the following:

- Crack/fill seal coat for minor repairs (much cheaper than asphalt overlay)
- Pot holes needing repair
- Stripping lines in certain parking areas that can hardly be seen

It was noted that there is still standing water by the mailboxes when we have heavy rains. This was addressed before and money had been paid to have it remedied. Kathleen will check to see who did the work and when it was done.

Art mentioned again that no yard sales are allowed at University Village.

Discussion ensued on whether or not to raise the HOA dues in September. In addition to the special assessment, approximately \$40,000 had to be taken from reserves in order to cover the landscaping renewal plan. The reserve fund needs to be built back up and in an effort to do this, the dues will need to be increased. Kathleen will check the governing documents to see what they say with regard to the rules and regulations for increasing HOA dues.

Kathleen will also check the date that the last reserve study update was done. Our reserve fund is much lower than their recommendation.

Hearings: None

The next Board of Directors meeting will be held July 17th at 10:00 at the offices of Z & R Management Company.